



Hall County Regional Planning Commission

Wednesday, March 2, 2016
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Jerry Huismann	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
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, March 2, 2016
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, March 2, 2016

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.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of February 17, 2016.

3. Request Time to Speak.

4. Public Hearing – Amendments to the Alda Future Land Use Map, to consider changes to the Future Land Use Map for the Village of Alda necessary to allow zoning changes proposed by the Alda Village Board and to harmonize the map with current uses of property within the Village. (C-11-2016Alda)

5. Public Hearing – Adoption of Alda Zoning Map. Readoption of the Alda Zoning map incorporating all zoning changes and annexations and including potential changes of zoning as requested by the Alda Village Board at their meeting of February 9, 2016.(C-11-2016Alda)

6. Public Hearing – Redevelopment Plan - Concerning an amendment to the redevelopment plan for CRA, Area 15, for a Site Specific Redevelopment Plan for property located at 106 S Webb Rd., in Grand Island, Hall County, Nebraska. Resolution No. 2016-02. (C-12-2016GI)

7. Public Hearing – Redevelopment Plan - Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for property located at 110 E 3rd St., In Grand Island, Hall County, Nebraska. Resolution No. 2016-03. (C-13-2016GI)

8. Public Hearing – Rezone – Concerning the rezone of property proposed for

platting as Maderville Subdivision located at the south end of Hillside Drive, in the NW ¼ of the Section 35, Township 11 North, Range 10 West of the 6th P.M. in Hall County, Nebraska from TA – Transitional Agriculture Zone to LLR – Large Lot Residential Zone. (C-14-2016GI)

Consent Agenda

- 9. Final Plat – Hayman’s Second Subdivision** – located east of North Road and south of Stolley Park Road in the City of Grand Island, in Hall County, Nebraska. (2 Lots and 4.75 acres).
- 10. Final Plat – Maderville Estates Subdivision** – located east of Engleman Road and south of Husker Highway in the 2 mile extra territorial jurisdiction of Grand Island, in Hall County, Nebraska. (2 Lots and 4.44 acres).
- 11. Final Plat – Shriner Acres** – located west of Webb Rd and south of One R Road in Hall County, Nebraska. (1 Lot and 2.72 acres).
- 12. Final Plat – Thomas Second Subdivision** – located south of Capital Avenue and west of Sky Park Road, in Grand Island, in Hall County, Nebraska. (2 Lots and 2.751 acres).
- 13. Final Plat – Thelen Fourth Subdivision** – located east of NE Highway 11 and south of Wood River Road, in Wood River, in Hall County, Nebraska. (1 Lot and 4.130 acres).
- 14. Community Needs Assessment Survey.**
- 15. Long Range Transportation Plan.**
- 16. Directors Report**
- 17. Next Meeting April 13, 2016**
- 18. Adjourn**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



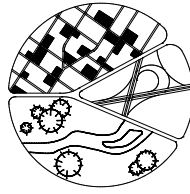
Hall County Regional Planning Commission

Wednesday, March 2, 2016
Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



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

Minutes
for
February 17, 2016

The meeting of the Regional Planning Commission was held Wednesday, February 17, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 6, 2016.

Present: Pat O'Neill	Carla Maurer
Dean Sears	Jerry Huismann
Les Ruge	Greg Robb
Derek Apfel	John Hoggatt
Jaye Monter	

Absent: Dean Kjar, Terry Connick, Leonard Rainforth

Other: Terry Brown

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.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of January 6, 2016 meeting.

A motion was made by Sears and seconded by Hoggatt to approve the Minutes of the January 6, 2016 meeting.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Maurer, Apfel, Robb, Huismann, Sears, Hoggatt, and Monter) and no member abstaining.

3. Request Time to Speak.

Barry Keslar, 2723 N North Road, GI

4. Public Hearing – Concerning the rezone of Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres. (C- 10-2016GI)

O'Neill opened the Public Hearing.

An application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Sears to approve the rezone as requested. The motion carried with 9 members voting in favor (Huismann, Monter, Hoggatt, Apfel, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

5. Public Hearing – Concerning adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-11-2016GI)

O'Neill opened the Public Hearing.

Terry Brown, Manager of Engineering Service, discussed the Grand Island 1 & 6 Year Street Improvement Plan.

Brown briefed members on: 2016 Projects, which included Capital Avenue widening, 1st & 2nd Street resurfacing, creating a radius at Sky Park & Airport Road. Handicap ramps for 4th & 5th Street. State Fair Blvd and south Locust street traffic signal, Adams Street widening, Jefferson Street paving and Waugh Street realignment.

Barry Keslar, 2723 N Road, Grand Island, expressed some concern with the roundabout proposal near Star school. Keslar would prefer traffic signals, crossing guards and stop signs.

O'Neill closed the Public Hearing.

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

A roll call vote was taken and the motion passed with 9 members present and all voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Monter, Huismann, Sears and Hoggatt) and no member present voting against.

6. **Public Hearing** – Concerning the new Blight and Substandard Study and Redevelopment Plan for the Village of Cairo as prepared by Olsson Associates under the direction of the Village of Cairo. Copies of the proposed plan are available at the Village of Cairo in Cairo, 406 S High St., in Cairo and at the Hall County Regional Planning Department offices 100 E. 1st Street in Grand Island. (C-12-2016C)

O'Neill opened the Public Hearing.

Nabity briefly explained the proposed Blight Study provided by Olssons Associates.

Joe Johnson, Olsson Associates spoke briefly on the Blight and Substandard Study

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Monter to approve the proposed Blight Study for the Village of Cairo. The motion carried with 9 members voting in favor (Huismann, Monter, Hoggatt, Apfel, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

Consent Agenda

7. **Final Plat – Lilley Subdivision** – located east of Processer Rd and south of Platte River Drive, in Hall County, Nebraska. (1 Lot and 2.333 acres).
8. **Final Plat – Isaac & Owen Subdivision** – located south of Bismarck Road and west of Gunbarrel Road in Hall County, Nebraska. (2 Lots and 20.894 acres).

- 9. Final Plat – Graham Subdivision** – located south of US Highway 30 and north of Seedling Mile Road, in Grand Island, in Hall County, Nebraska. (2 Lots 12141 acres).

A motion was made by Ruge and seconded by Robb to approve the plats as presented. The motion carried with 9 members voting in favor for items #7 and #9 (Huismann, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and on item #8 the motion carried with 8 members voting in favor (Huismann, Monter, Hoggatt, Kjar, Ruge, Maurer, Robb, and Sears) one member abstaining on item #8 (O'Neill).

10. Directors Report.

NPZA conference March 9, 10 & 11, 2016.

Nabity discussed moving the April 6, 2016 meeting date to April 13, 2016.

A motion to approve the meeting date change was made by Ruge and seconded by Huissmann. Motion carried with 9 members voting in favor (Huismann, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) no member present abstaining.

11. Next Meeting March 2, 2016.

12. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:40 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F1

Amendments to Alda Future Land Use Map

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 19, 2016

SUBJECT: Concerning proposed amendments to the Future Land Use Map of the Alda Comprehensive Development Plan. (C-11-2016 ALDA)

PROPOSAL:

The Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003 the Village has amended the map on occasion since that time and is seeking to make further adjustments for the benefit of the Village and its citizens. The Village Board of Alda has forwarded a zoning map with a number of potential changes primarily to zoning classifications north of U.S. Highway 30. To accommodate those requests planning department staff is recommending that a revised future land use map be considered and adopted.

Changes recommended:

Change Alda Elementary School from Public to Single Family Residential

Change South side of Pine Street north of the Alley between Chestnut and Mulberry from Service Commercial to Single Family Residential

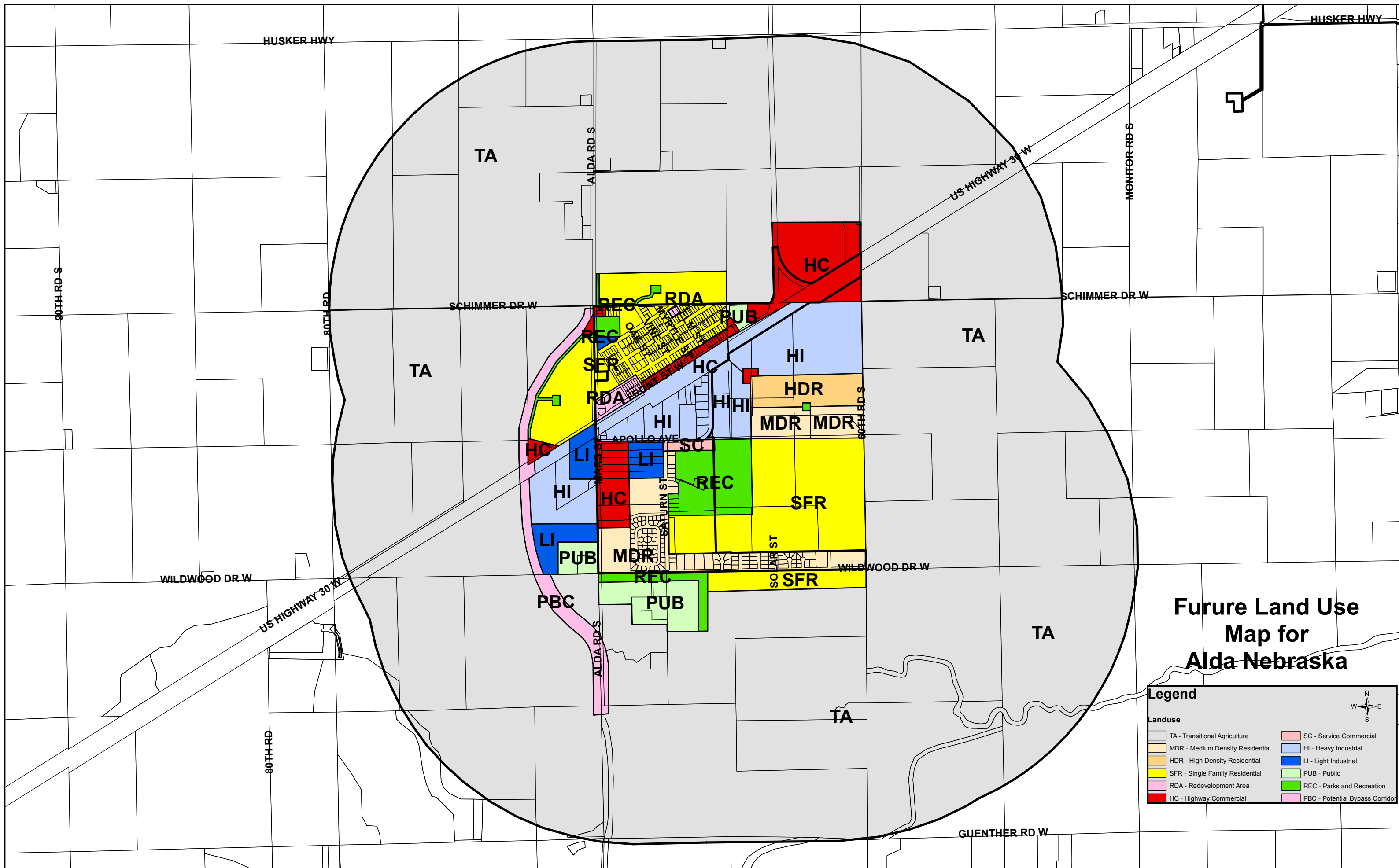
Change the approximately 40 acres bounded by Schimmer Drive on the south, 60th Road on the east, the Rail spur on the west from a combination of Highway Commercial, Service Commercial and Transitional Agriculture to Highway Commercial.

The changes are highlighted on the attached map and a copy of the revised Future Land Use map to be adopted is attached.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Village Board of Alda adopt the proposed future land use map as presented.

_____ Chad Nabity AICP, Planning Director





Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F2

Adoption of Alda Zoning Map

Staff Contact: Chad Nabity

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 19, 2016

SUBJECT: Concerning the re-adoption of the Village of Alda Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Cairo. (C-11-2016ALDA)

PROPOSAL:

In 2003 the Alda Village Board approved a revised zoning map for the Village of Alda. Several changes have been requested and approved since that time. As a matter of course, the Village of Alda occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by the Board, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Alda Village limits, and 1 mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

ZONING CHANGES

The attached map is an accurate reflection of all zoning changes and boundary changes approved by the Village of Alda since 2003. In addition to the changes previously approved the Village Board of Alda in cooperation with the staff of the Hall County Regional Planning department is recommending the changes shown on Figure 1.

These changes include:

Changing the zoning on property south of Pine Street and north of the alley between Chestnut and Mulberry from BGC to R6. These are residential properties and likely to remain residential on the north side of the alley.

Changing the zoning on the Mobile Home Parks between Pine and U.S. Highway 30 west of Chestnut from R6 to BGC. This may provide incentive to redevelop these for newer commercial uses.

Changing property north of U.S. Highway 30 between 60th Road and the rail road spur from TA to HC.

Changing the R9 Zoning to R6 for all property zoned R9 south of 4th Street and Schimmer Drive and north of U.S. Highway 30. The lot sizes in this original part of Alda are not large enough for the R9 zoning district. The R6 is more appropriate based on the size of the platted lots.

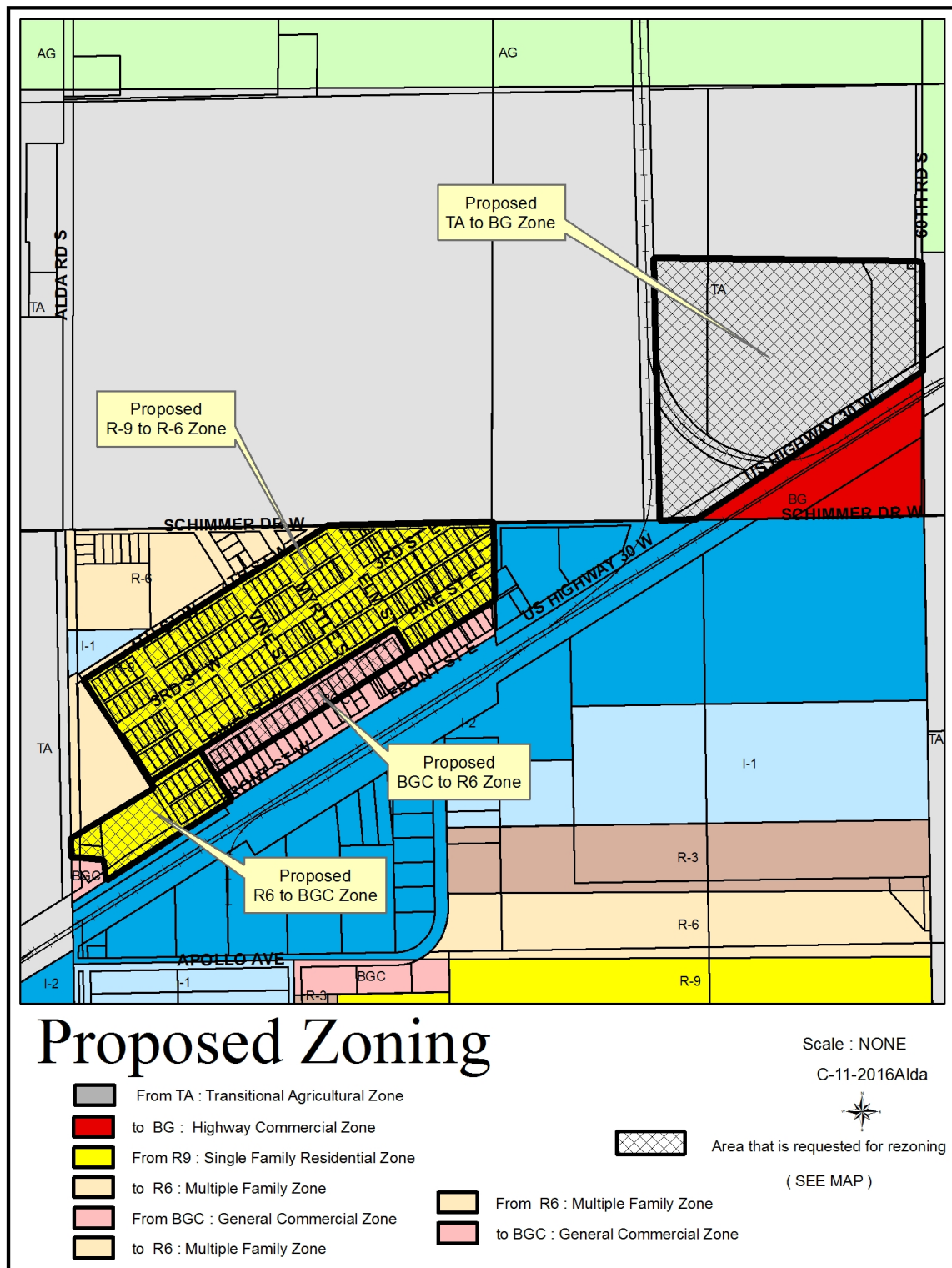


Figure 1 Proposed Zoning Changes

All of these changes are consistent with the existing uses and the proposed Future Land Use map for the Village of Alda provided the proposed changes to the future land use map also under consideration are approved. The proposed changes will harmonize the map and make enforcement of the zoning regulations more consistent.

The changes as proposed will have no impact on the extraterritorial jurisdiction of the Village of Alda.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Village Board of Alda adopt this map as presented as the official Zoning Map for the Village of Alda.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F3

Redevelopment Plan Area 15

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 15, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 15 for a Site Specific Redevelopment Plan for property located at the southwest corner of the intersection of Old Potash Highway and Webb Road, in Grand Island, in Hall County, Nebraska to support this development. (C-12-2016GI)

PROPOSAL:

Pump and Pantry Inc. is proposing to acquire property, and prepare the site for construction of a latest generation Pump and Pantry convenience store. The property is zoned M2 Heavy Manufacturing and a convenience store is a permitted principal use.

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 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 uses in this area of the City of Grand Island. This is evident by the fact that the property is zoned M2 Heavy Manufacturing. The M2 zone allows for a variety of commercial, office and manufacturing/industrial uses including those proposed with this plan as permitted principal uses.

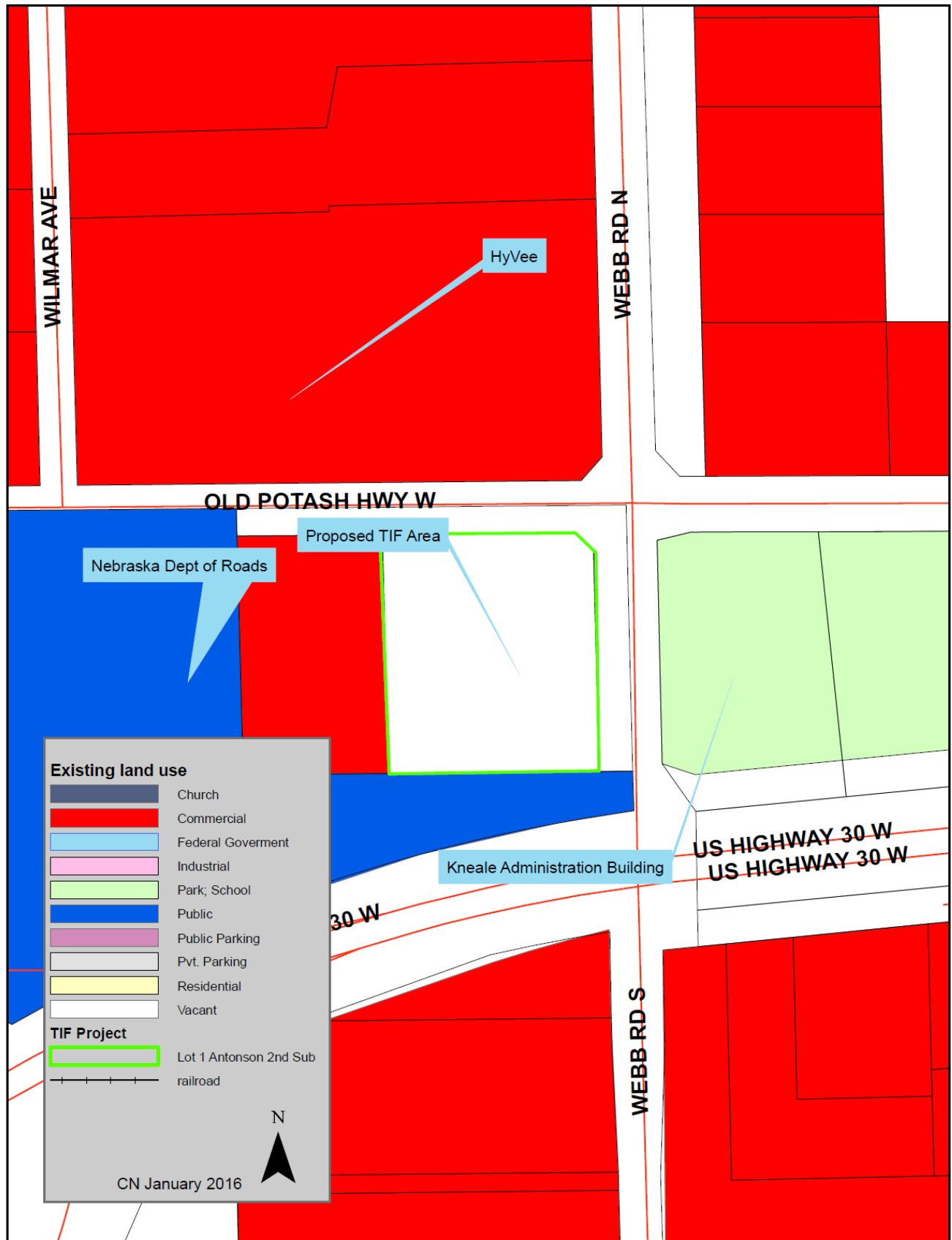
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location.

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.

RECOMMENDATION:

That the Regional Planning Commission recommends 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 15
February 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 15 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 15.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WEBB ROAD AND OLD POTASH HIGHWAY (LOT 1 OF ANTONSON SECOND SUBDIVISION) FOR USE AS A LATEST GENERATION BOSSELMAN PUMP AND PANTRY STORE INCLUDING ACQUISITION OF PROPERERTY AND NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

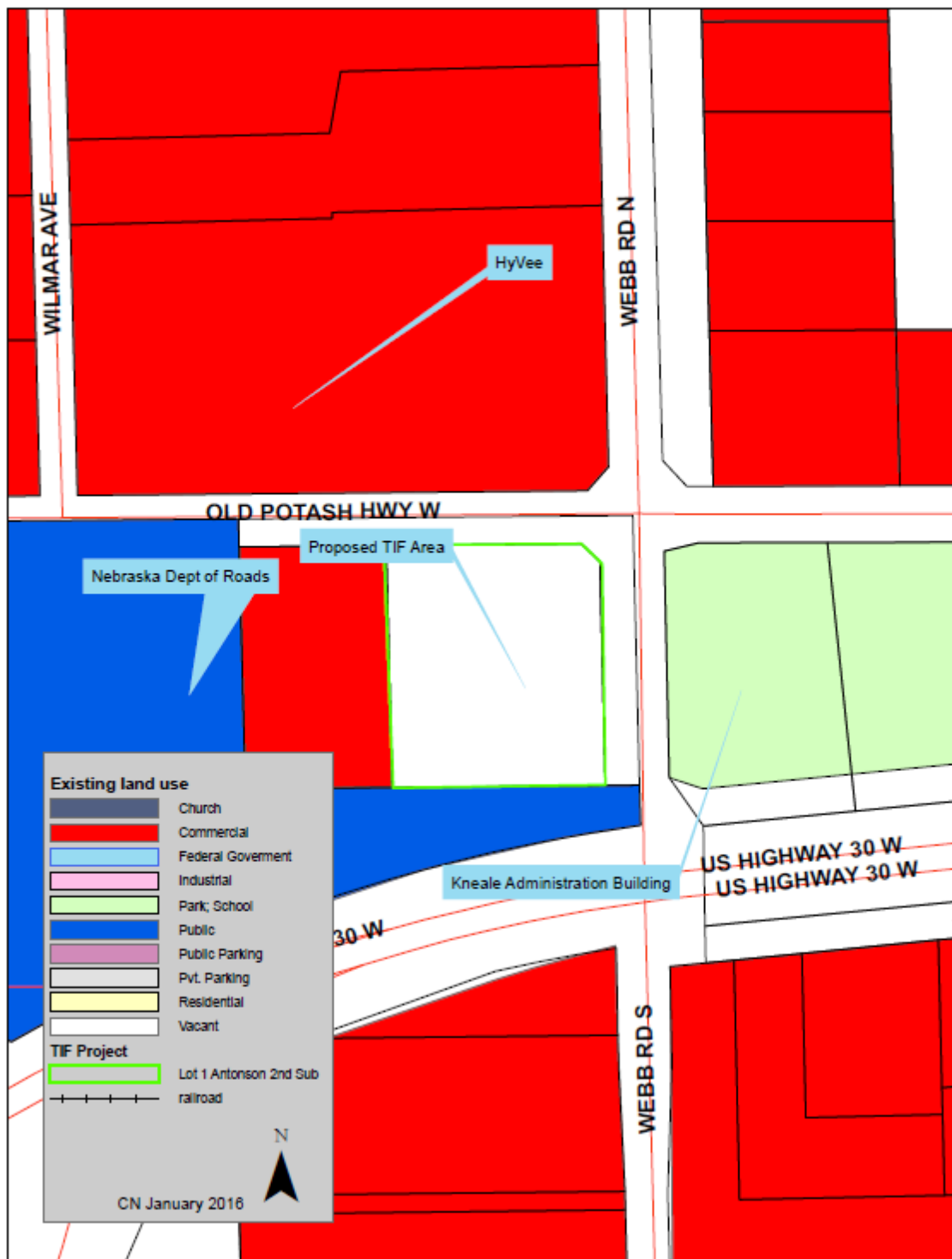
The use of Tax Increment Financing to aid in rehabilitation expenses associated with acquisition of property and necessary infrastructure and grading improvements to redevelop 106 S. Webb Road (Lot 1 of Antonson Second Subdivision in the City of Grand Island). The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a newest generation Pump and Pantry store and carwash on a piece of property that has been vacant for a number of years. The developers feel this project, at this location would not be possible without the use of TIF.

Pump and Pantry Inc. made an offer to purchase this property for \$900,000 contingent on their ability to secure TIF for the project to offset a portion of the acquisition cost. Acquisition of property is an eligible TIF activity. The property is currently vacant the buildings that were on this property were removed by the current property owner in preparation for redevelopment.. 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 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”)

106 S Webb Road in Grand Island Nebraska

Legal Descriptions: [Lot 1 of Antonson Second Subdivision in Grand Island, Hall County, Nebraska.](#)



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2017 through 2031 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of a convenience store at this location as permitted in the M2 Heavy Manufacturing 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 January 14, 2014.[§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:

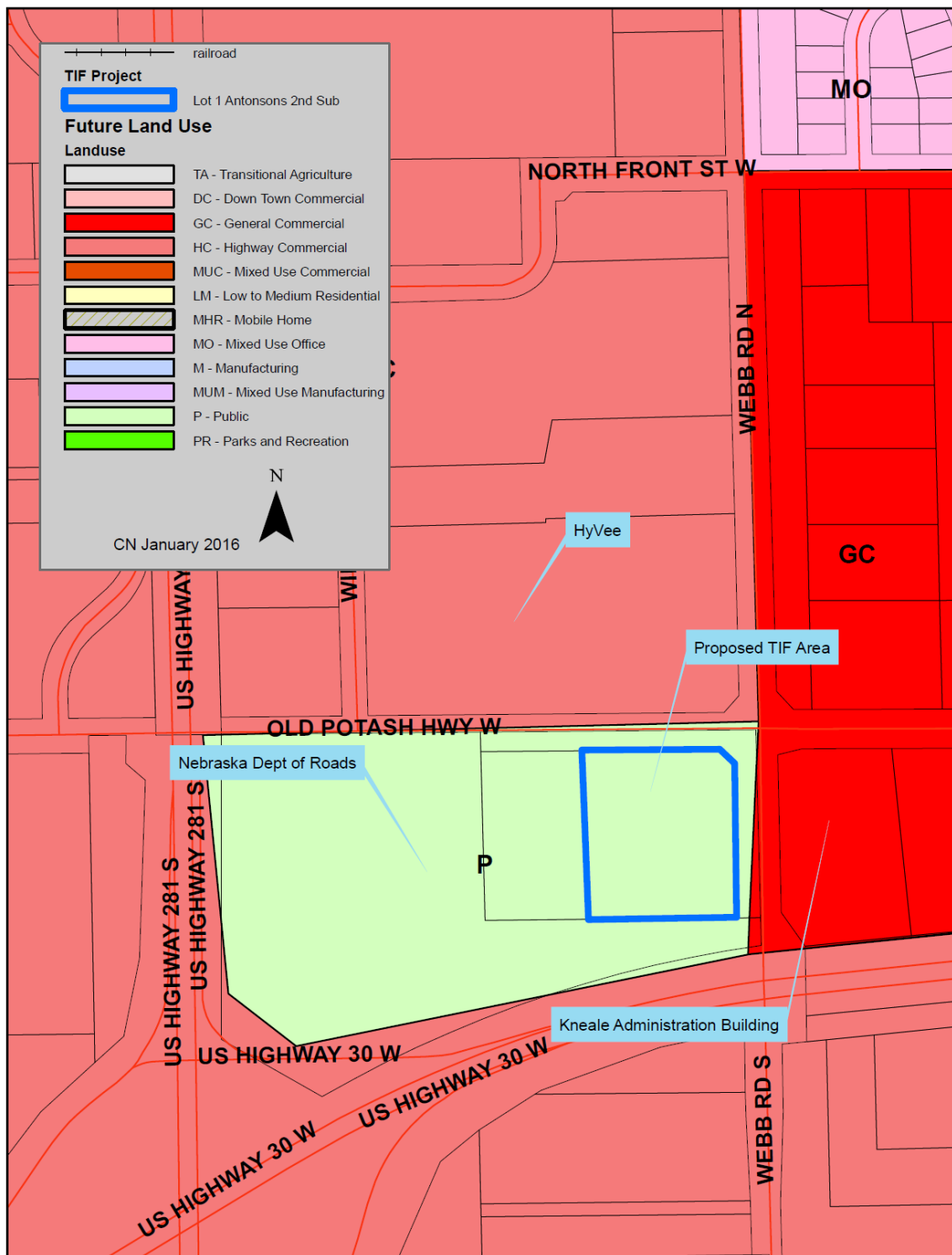
This Redevelopment Plan for Area #15 provides and anticipates real property acquisition by the developer. There is no proposed acquisition by the authority.

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. All structures on the property were removed by the current property owner.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The area immediately to the north and east of this property is planned for commercial or highway commercial development. The Nebraska Department of Roads has the property to the south and the property to the west is used for commercial purposes. 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 M2 Heavy Manufacturing 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 to build on the site within the constraints allowed by the current zoning district. [§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.

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 has been vacant with no structures for several years, 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 members of the authority or staff of the CRA have any interest in this property.

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 this property contingent on approval of the Tax Increment Financing. The cost this property is \$900,000 and would be a TIF eligible expense. Grading, storm water management, utility connections and extensions, landscaping and similar site improvements are estimated at \$600,000 a portion of which would be eligible for TIF. Planning related expenses for Architectural and Engineering services of \$85,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$7,000 are included as

TIF eligible expense. The total of eligible expenses for this project is \$992,000 at a minimum and potentially as much as \$1,592,000.

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 \$748,688 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Incremental 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 blighted conditions including vacant and underutilized building sites.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2016 and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year.

9. Justification of Project

This space has been vacant for a number of years and has not sold or redeveloped even with aggressive marketing by the owner. The proximity of and appearance of the Nebraska Department of Roads equipment yards adjacent to the site may have an influence on the perceived value of the site. The proposed use and plan would provide screening of the NDOR site from the north. Screening from the south will not be possible without cooperation from NDOR.

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 Redevelopment Project, including:

Project Sources and Uses. Approximately \$748,688 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 \$2,993,312 in private sector financing; a private investment of \$3.99 for every TIF and grant dollar investment.¹

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$748,688	\$151,312	\$90,000
Site preparation		\$600,000	\$24,174
Legal and Plan*		\$920,00	\$15,000
Building Costs		\$2,000,000	\$2,000,000
Renovation			\$527,053
Personal Property			
Soft Costs		\$150,000	\$150,000
TOTALS	\$748,688	\$2,993,312	\$3,741,820

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$393,355. Based on the 2015 levy this would result in a real property tax of approximately \$8,692. It is anticipated that the assessed value will increase by \$2,258,730 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$49,913 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

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

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:	\$ 393,355
Estimated value after completion	\$ 2,652,085
Increment value	\$ 2,258,730
Annual TIF generated (estimated)	\$ 49,913
TIF bond issue	\$ 748,688

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

The redevelopment project area currently has an estimated valuation of \$393,355. The proposed redevelopment will create additional valuation of \$2,258,730. 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.

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

This will have minimal impact on employers or employees within the redevelopment project area. It will create a need for additional employees within Bosselman Inc.

(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 regions. This will allow a local company to expand in our community.

(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 produce sales tax from items sold and property taxes on the personal property located within the store and carwash.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2016 and December 31 of 2017. 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 \$110,485 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 between \$992,000 and \$1,592,000 on TIF eligible activities.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Pump and Pantry Inc.
3123 W. Stolley Park Road, PO Box 4905
Grand Island, NE 68802-4905
Telephone: 308-382-5501 ext. 147
Contact: Gus Patsios

Brief Description of Applicant's Business:

Pump and Pantry Inc. are affiliated with the Bosselman Retail Companies. Founded in 1948, the Bosselman Companies has expanded throughout 24 states with over 1,400 employees. A family company in its third generation, Bosselman is comprised of 49 convenience stores, 44 truck repair shops, 12 hotels, 5 restaurants, 5 quick serve food locations, an indoor professional football team, storage, vending, and truck rental services, and Nebraska's premier travel center. Bosselman corporate headquarters are located in Grand Island, Nebraska.

Present Ownership Proposed Project Site:

106 S. Webb Rd.
Parcel #400130572
Plate Realty
620 N. Webb
Grand Island, NE. 68803

Proposed Project:

Pump and Pantry Inc. to develop a new state of the art Generation 3 Convenience store that will have multiple options for Grand Island residents. The development will include a 2,400 square foot tunnel car wash; multiple food offerings to include dine in options in a family friendly environment with in a modern 6,845 square foot Convenience store/ with Gas and Diesel islands.

Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 900,000
B. Building	\$

Construction Costs:

A. Renovation or Building Costs:	\$ 2,000,000
B. On-Site Improvements:	\$ 600,000

Soft Costs:

A. Architectural & Engineering Fees:	\$ 85,000
B. Financing Fees:	\$ 15,000
C. Legal/Developer/Audit Fees:	\$ 7,000
D. Contingency Reserves:	\$ 135,000
E. Personal Property	\$ 300,000
TOTAL	\$ 542,000

Total Estimated Market Value at Completion: \$ 2,652,085

Source of Financing:

A. Developer Equity:	\$ 1,117,200
B. Commercial Bank Loan:	\$ 2,606,800
Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 748,688.02
F. Other	\$ 0

Architect: Ryan Sterns
Hewgley and Associates
702 S. Bailey
North Platte, NE 69101
308-534-4983

General Contractor: Matt Krieser
Bosselman Administrative Services, Inc.
3123 W. Stolley Park Road, PO Box 4905
Grand Island Ne. 68802-4905
308-382-5501 ext. 170

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

Project-

Base \$393,355

Expected value \$2,652,085

Annual Tax Increment \$49,913

15 year \$748,688.02

Project Construction Schedule:

Construction Start Date: October 15, 2016 –Est.

Construction Completion Date: March 31, 2017-Est.

TAX INCREMENT FINANCING REQUEST INFORMATION

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

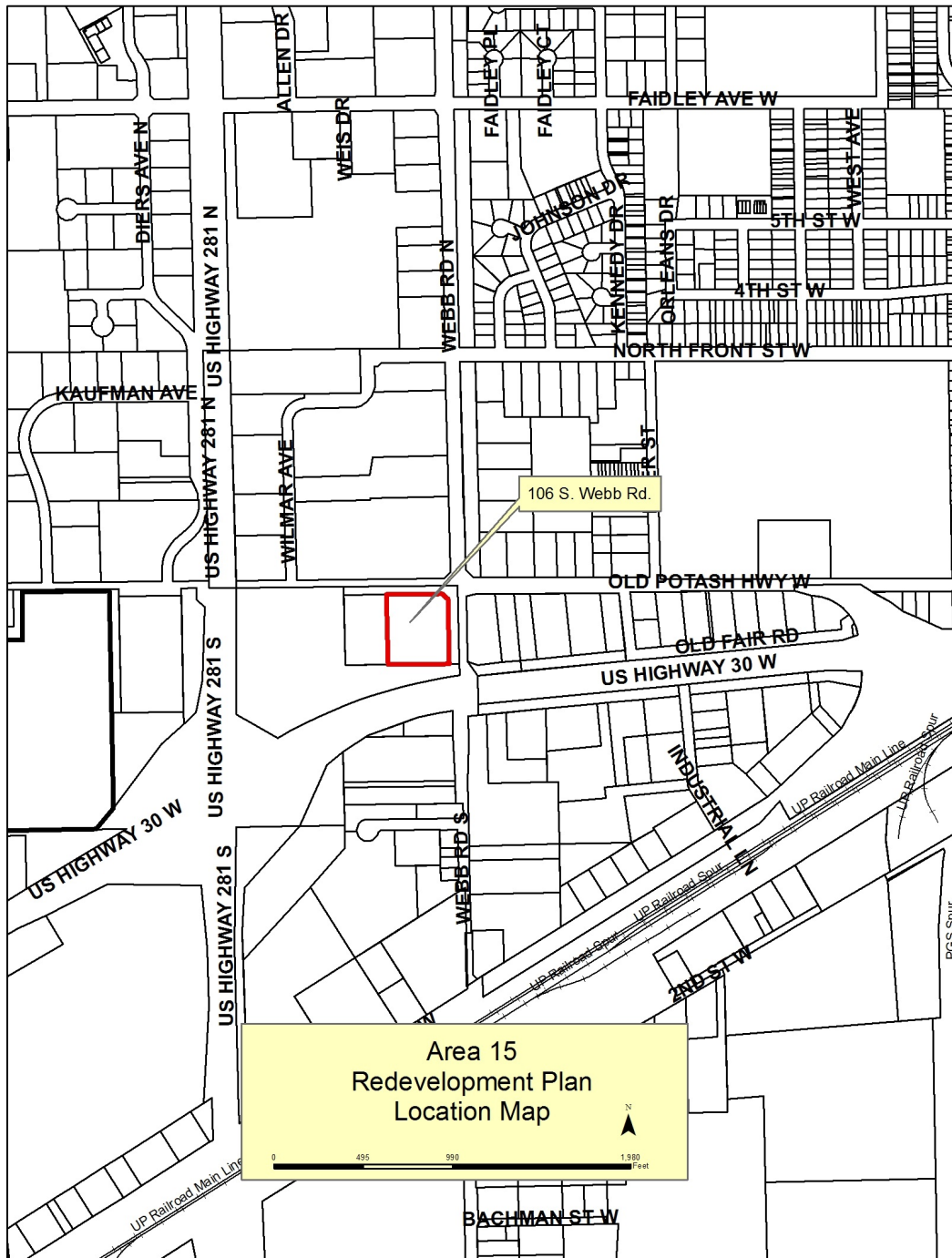
Amount: \$748,688.02

Purpose for TIF requested- Land acquisition cost, general site work, extension of utilities throughout site and storm water drainage.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: , financial analysis has determined without TIF, the land acquisition costs, site work, utility extensions and new construction costs are too high to support a reasonable ROI on the project.

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:

2012 Sayre, OK. Boss Truck Shop
2013 Sullivan, MO. Boss Truck Shop
2013 Tucumcari, NM. Boss Truck Shop
2013 LaVista, NE. Pump & Pantry
2013 Fremont, NE. Pump & Pantry
2013 370 Omaha, NE. Pump & Pantry
2013 York, NE. Pump & Pantry
2013 Gretna, NE. Boss Truck Shop
2013 Rawlins, NE. Boss Truck Shop
2014 Bellevue, NE. Pump & Pantry
2014 Lincoln, NE. Quality Inn
2014 Bellevue, NE. Comfort Inn
2014 Grand Island, NE. Quaker Steak & Lube
2015 Cairo, NE. Pump & Pantry



Resolution Number 2016-02

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: _____ 2016.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

Pump & Pantry Inc.

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

Pump & Pantry Inc.



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F4

Redevelopment Plan Area 1

Staff Contact: Chad Nabity

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 15, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for property located at the 110 E 3rd Street in Grand Island, in Hall County, Nebraska to support this development. (C-13-2016GI)

PROPOSAL:

Wing Properties Inc. is proposing to renovate the first floor of this space for commercial space and the second for upper story residential use. The property is zoned B3 Heavy Business and a mixed use building such as this is a permitted principal use.

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 proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. 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 evident by the fact that the property is zoned B3 Heavy Business. The B3 zone allows for a variety of commercial, office and residential uses including those proposed with this plan as permitted principal uses.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial and residential uses here.

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

RECOMMENDATION:

That the Regional Planning Commission recommends 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
February 2016**

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 BUILDING LOCATED AT 110 E. 3RD STREET (WEST 1/3 OF WILLIAMSON’S FURNITURE STORE) FOR RETAIL USES ON THE FIRST FLOOR AND A RESIDENTIAL APARTMENT ON THE SECOND FLOOR INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

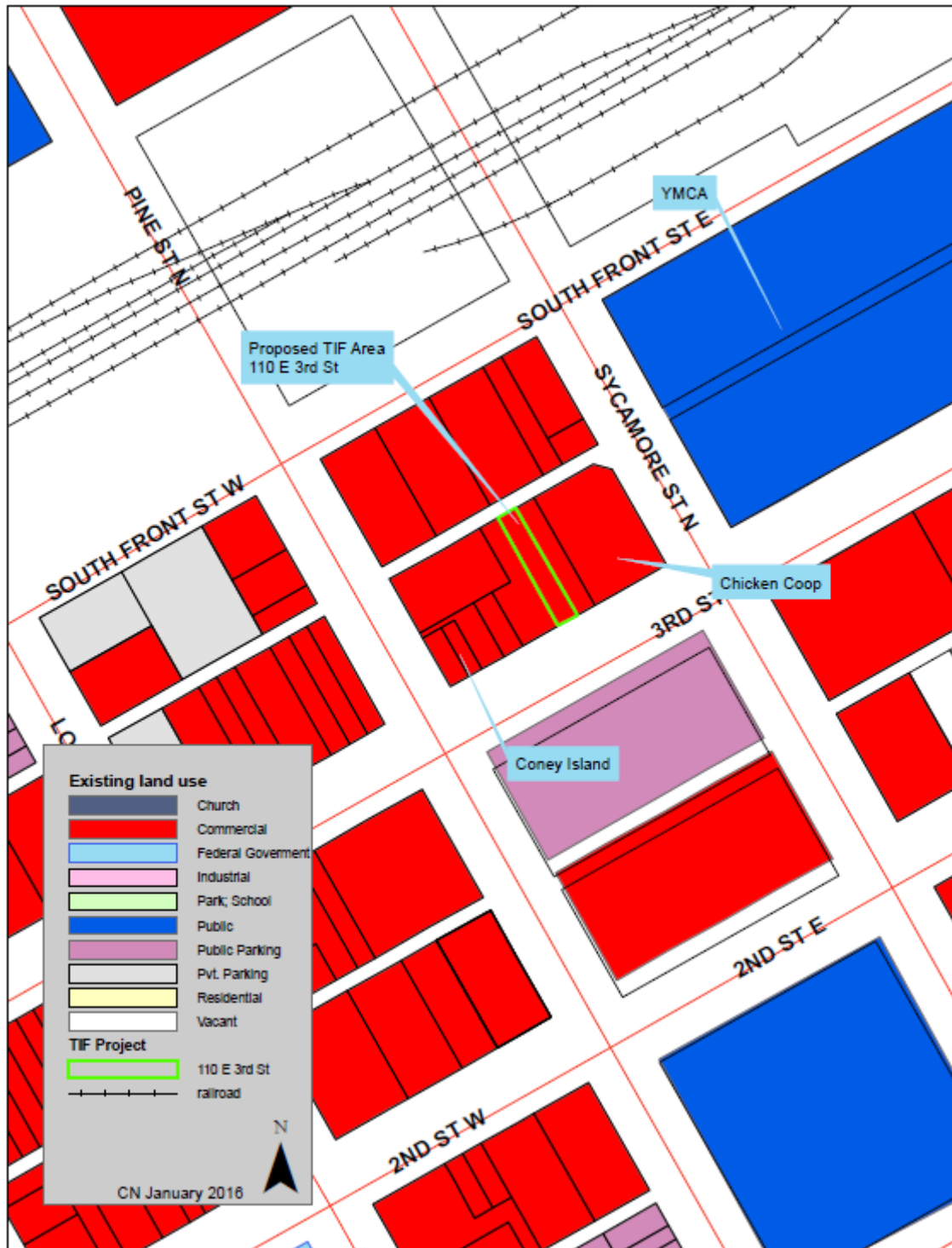
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the west 1/3 of the Williamson’s Furniture Building located at 110 E 3rd Street into first floor retail space and a second floor apartment. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating 4,084 square feet of commercial space and an additional upper story residential unit (2,714 square feet) and is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be possible without the use of TIF.

Wing Properties is the owner of the property. They purchased this property in 2015. The purchase price is not included as an eligible TIF activity. The building is currently vacant. 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 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”)

110 E 3rd Street in Grand Island Nebraska Kaufman Building

Legal Descriptions: West 22 feet of Lot 7, Block 54, 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 space and upper story residential 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:

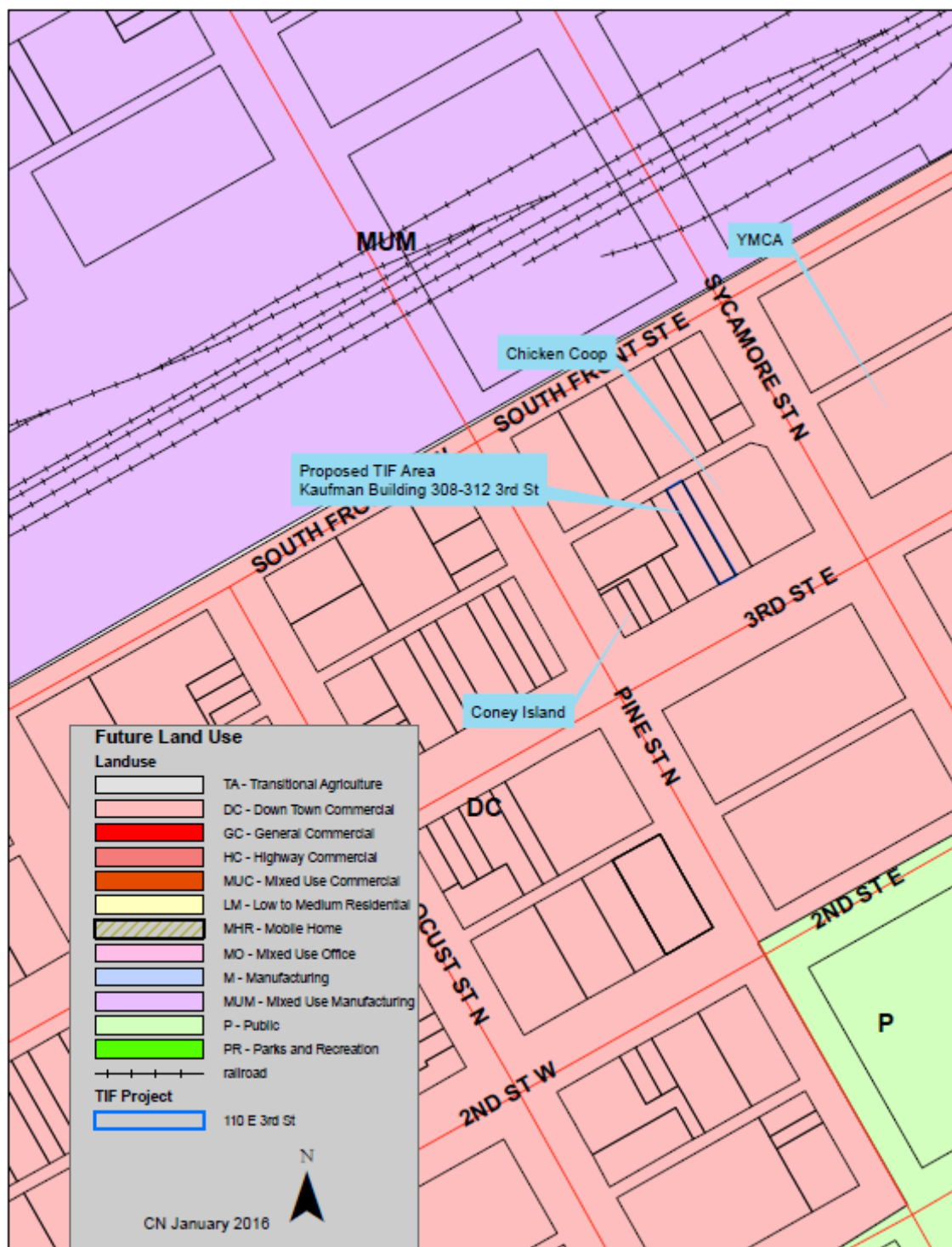
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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, is vacant and has been vacant for more than 1 year; 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 members of the authority or staff of the CRA have any interest in this property.

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 \$551,227. Planning related expenses for Architectural and Engineering services of \$10,000 and are

included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$5,000 are included as TIF eligible expense. The total of eligible expenses for this project is \$566,227.

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 \$110,485 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 April 2016 and December of 2017. 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. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The renovated commercial space will provide opportunities for more businesses to locate downtown.

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 Redevelopment Project, including:

Project Sources and Uses. Approximately \$110,485 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has received façade improvement funding of \$111,344 and is eligible for a life/safety grant of \$20,000. This investment by the Authority will leverage \$414,398 in private sector financing; a private investment of \$1.71 for every TIF and grant dollar investment.¹

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition		\$90,000	\$90,000
Site preparation		\$24,174	\$24,174
Legal and Plan*	\$15,000		\$15,000
Building Costs			
Renovation	\$95,485	\$431,568	\$527,053
Personal Property			
Soft Costs			
TOTALS	\$110,485	\$545,742	\$656,227

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$49,021. Based on the 2015 levy this would result in a real property tax of approximately \$1,083. It is anticipated that the assessed value will

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

increase by \$333,245 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$7,364 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:	\$ 49,021
Estimated value after completion	\$ 382,266
Increment value	\$ 333,245
Annual TIF generated (estimated)	\$ 7,364
TIF bond issue	\$ 110,485

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

The redevelopment project area currently has an estimated valuation of \$49,021. The proposed redevelopment will create additional valuation of \$333,245. 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;

This will provide additional housing options in the downtown area and will provide commercial space for new or expanded commercial uses in the downtown.

(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 regions. This will allow a local company to expand in our community.

(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 is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2016 and December 31 of 2017. 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 \$110,485 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 \$566,000 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.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Wing Properties

Address: 120 East 3rd

Telephone No.: 308-398-2500

Fax No.: _____

Contact: Dean Pegg

Brief Description of Applicant's Business:

Owner of 120 East 3rd, home of The Chicken Coop.

Property is located at 110 E. 3rd Street in the west 22' of Lot 7 Block 54 Grand Island Original Town

Present Ownership Proposed Project Site: Wing Properties

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

4,048 s.f. main floor 2,714 s.f. second floor, wood framed two story mixed use building, formerly part of Williamsons Interior

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 0

Construction Costs:

A. Renovation or Building Costs:	\$527,053
B. On-Site Improvements:	\$24,174
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$10,000
B. Financing Fees:	\$
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$
D. Contingency Reserves:	\$
E. Other (Please Specify)	
TIF fees	\$5,000
TOTAL	\$566,227

Total Estimated Market Value at Completion: \$382,266

Source of Financing:

A. Developer Equity:	\$90,000
B. Commercial Bank Loan:	\$419,883

Tax Credits:

1. N.I.F.A.	\$
2. Historic Tax Credits	\$

D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$110,485
F. Other	
Life Safety Grant	\$20,000
Façade Grant	\$111,344

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-455

Structural Engineer: Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750

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

See attached

Project Construction Schedule:

Construction Start Date: 2016

Construction Completion Date: 2017

If Phased Project:

2016 Year 50 % Complete

2017 Year 50% 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:

Wing Properties is asking for \$110,485 in TIF. The reason for the request is to offset the cost of the future taxes in order to have 15 years to pay off the construction loan before the taxes are "increased". This will allow the project to cash flow and therefore be a success.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached pro forma.

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:

NA

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

Construction costs:

	Commercial	Residential	Totals
Ins., Int. & Permits	\$ 6,000.00	\$ 2,000.00	\$ 8,000.00
Demo	\$ 6,174.00	\$ 18,000.00	\$ 24,174.00
Carpentry Labor	\$ 7,203.00	\$ 8,662.00	\$ 15,865.00
Materials	\$ 7,096.99	\$ 29,347.00	\$ 36,443.99
Roofing labor	\$ 20,000.00	\$ -	\$ 20,000.00
Plumbing	\$ 16,000.00	\$ 18,000.00	\$ 34,000.00
HVAC	\$ 26,000.00	\$ 15,125.00	\$ 41,125.00
Electric	\$ 16,000.00	\$ 17,759.00	\$ 33,759.00
Insulation	\$ 4,116.00	\$ 5,700.00	\$ 9,816.00
Drywall Hang	\$ 4,980.36	\$ 5,700.00	\$ 10,680.36
Drywall Finish	\$ 4,980.36	\$ 5,700.00	\$ 10,680.36
Paint	\$ 8,300.60	\$ 7,500.00	\$ 15,800.60
Trim Labor	\$ 4,116.00	\$ 6,000.00	\$ 10,116.00
Cabinets	\$ -	\$ 13,000.00	\$ 13,000.00
Countertops	\$ -	\$ 6,000.00	\$ 6,000.00
Flooring Allowance	\$ 21,688.80	\$ 18,000.00	\$ 39,688.80
Lighting Allowance	\$ 12,840.00	\$ 3,000.00	\$ 15,840.00
Electronics	\$ 12,000.00	\$ -	\$ 12,000.00
Fire Sprinklers	\$ -	\$ 19,214.00	\$ 19,214.00
Appliances	\$ -	\$ 5,000.00	\$ 5,000.00
Architect	\$ -	\$ 10,000.00	\$ 10,000.00
Elevator	\$ -	\$ -	\$ -
Sub Total	\$ 177,496.11	\$ 213,707.00	\$ 391,203.11
O&P	\$ 26,624.42	\$ 32,056.05	\$ 58,680.47
Total	\$ 204,120.53	\$ 245,763.05	\$ 449,883.58
Façade (2/3 of amount awarded)		\$ 111,344.00	\$ 561,227.58

Resolution Number 2016-03

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: _____ 2016.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

Wing Properties

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

Wing Properties



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F5

Rezone

Staff Contact: Chad Nabity

Agenda Item #8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 22, 2016

SUBJECT: *Zoning Change* (C-14-2016GI)

PROPOSAL: An application has been made to rezone 4 acres at the south end of Hillside Drive east of Engleman Road from TA Transitional Agriculture to LLR Large Lot Residential Zone.

OVERVIEW:

Site Analysis

Current zoning designation: **TA-** Residential Development

Permitted and conditional uses: **TA-** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

Comprehensive Plan Designation: Low to Medium Density Residential
Existing land uses: Vacant Ground-Trees

Adjacent Properties Analysis

Current zoning designations:

Permitted and conditional uses: **North: LLR-** Large Lot Residential
East, South, and West: TA Transitional Agriculture
LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre **TA-** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

Comprehensive Plan Designation: **East West, North and South:** Low to Medium Density Residential

Existing land uses: **North:** Houses in Large Lot Residential Zone
East: Existing home on large lot
West and South: Farm Ground

EVALUATION:**Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Low to Medium Density Residential within the plan.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *Consistent with the zoning to the north and the use to the east.* The houses on the north are all zoned LLR.

Negative Implications:

- *None foreseen*

Other

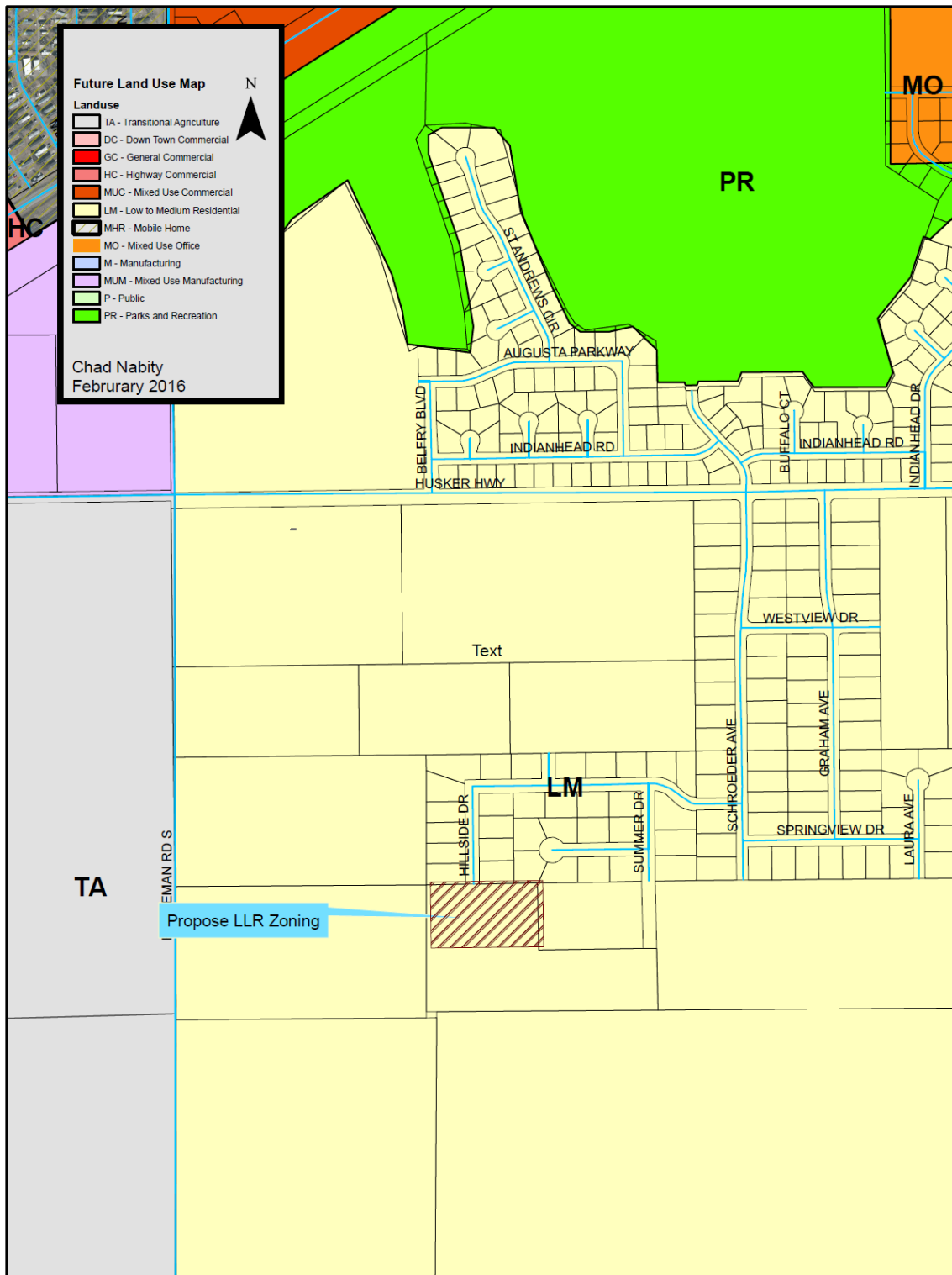


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from TA – Transitional Agriculture Zone to LLR Large Lot Residential Zone.

_____ Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

X City of Grand Island and 2 mile zoning jurisdiction
Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
Hall County

RPC Filing Fee
(see reverse side)
plus Municipal Fee * \$50.00
*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name PAUL MADER Phone (h)308-382-5411 (w)

Applicant Address 2044 Kent Ave

Registered Property Owner (if different from applicant) STEVEN & LORETTA STELK

Address 4301 GUENTHER RD W Phone (h) (w)

B. Description of Land Subject of a Requested Zoning Change:

Property Address

Legal Description: (provide copy of deed description of property)

Lot Block Subdivision Name
All Part NW 1/4 of Section 35 Twp 11 Rge 10 W6PM, and/or

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no)
(provide a properly scaled map of property to be rezoned)

From Transitional Agricultural Zone (TA) to Large Lot Residential Zone (LLR)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

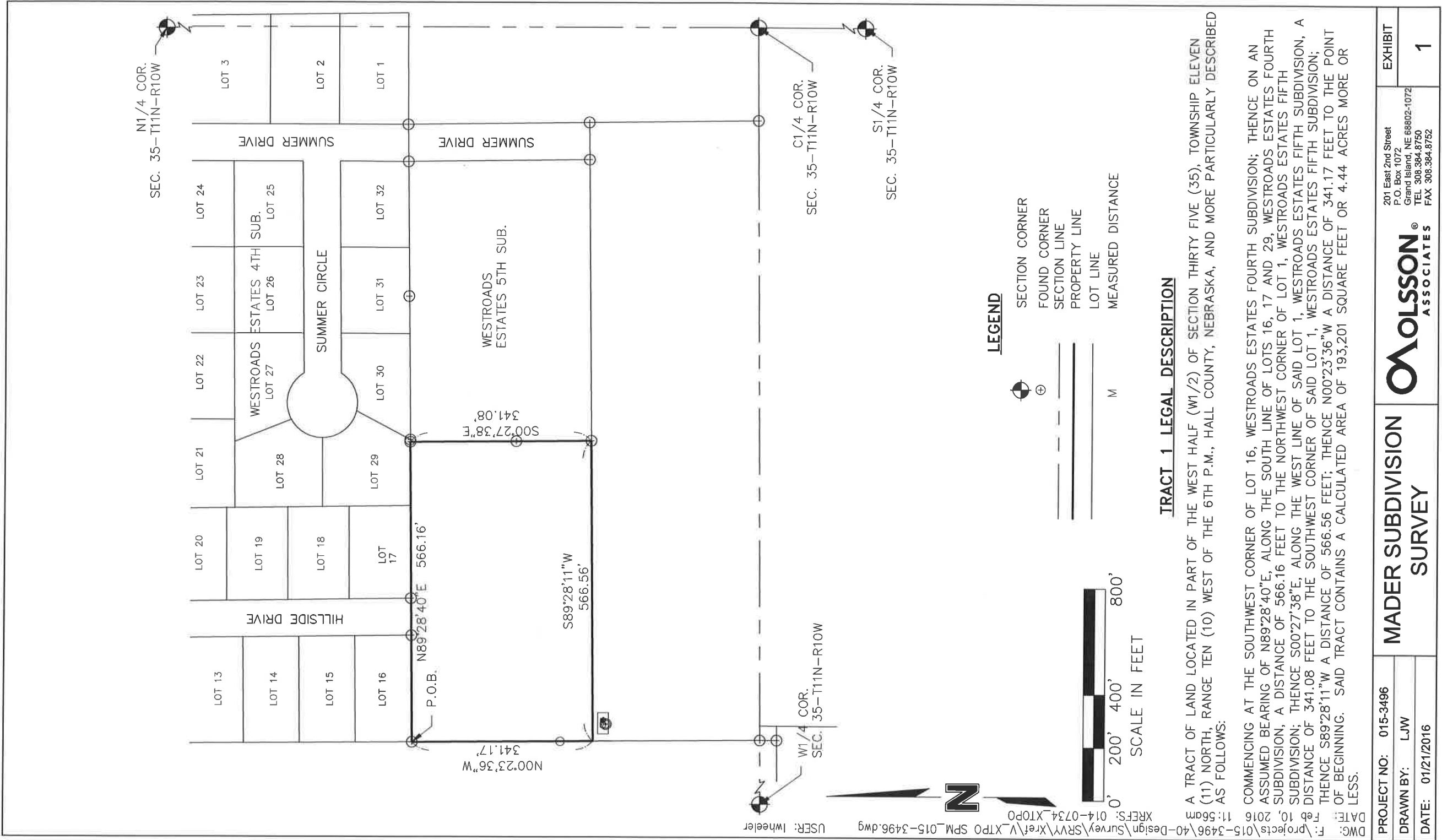
Signature of Owner or Authorized Person

Date

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. day. yr. Initial

RPC form revised 4/30/07



PROJECT NO: 015-3496	MADER SUBDIVISION SURVEY		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: LJW				1
DATE: 01/21/2016				

February 17, 2016

Dear Members of the Board:

Re: Rezone – Concerning the rezone of property proposed for platting as Maderville Subdivision located at the south end of Hillside Drive, in the NW ¼ of Section 35, Township 11 North, Range 10 West of the 6th P.M. in Hall County, Nebraska from TA – Transitional Agriculture Zone to LLR – Large Lot Residential Zone.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from TA – Transitional Agriculture Zone to LLR – Large Lot Residential Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works
County Zoning
City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M1

Hayman's Second Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Hayman’s 2nd Subdivision.

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

This final plat proposes to create 2 lots, a Replat of all of Lot 12, Hayman’s Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 4.75 acres.

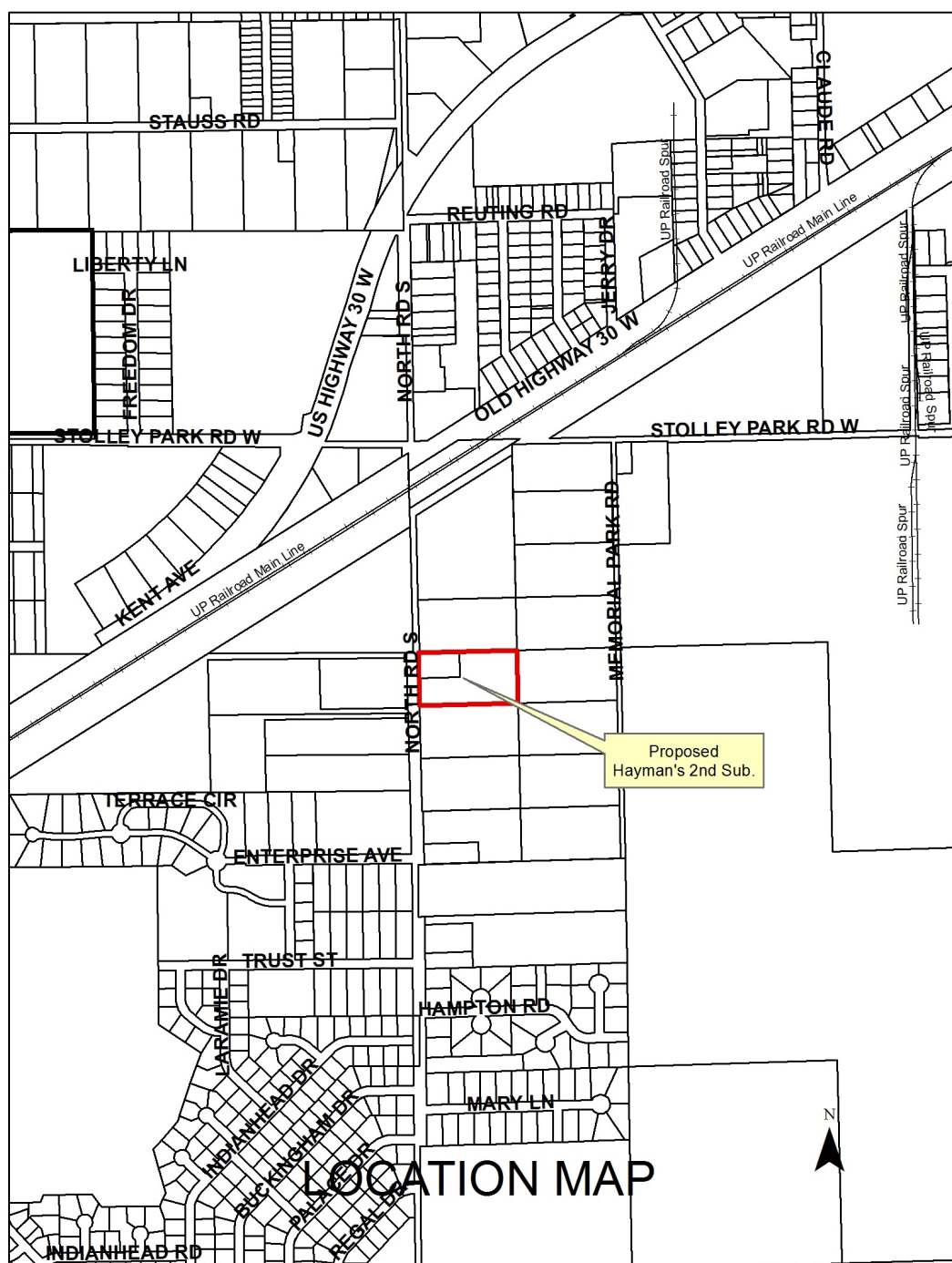
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson & Associates

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

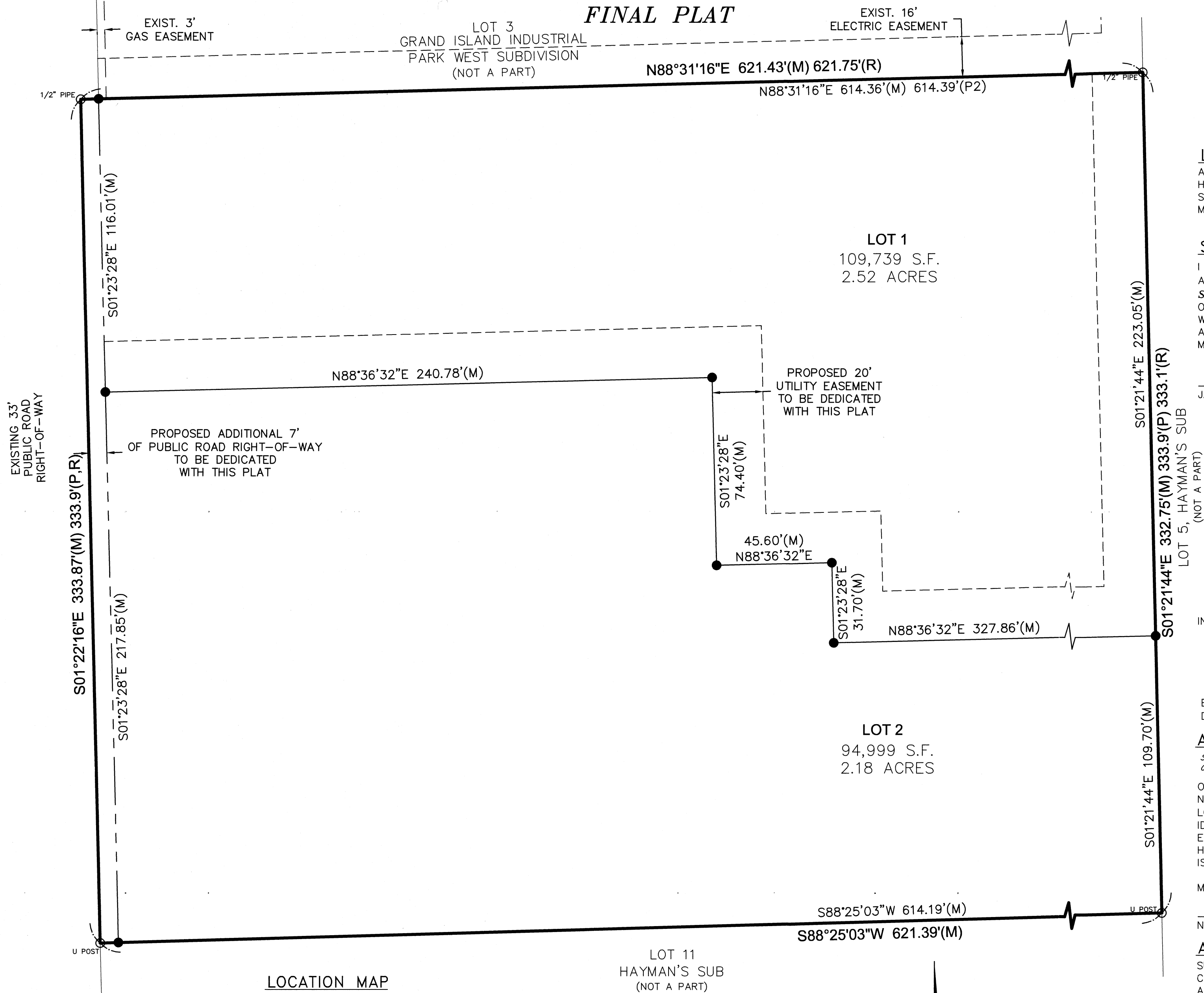




HAYMAN'S SECOND SUBDIVISION

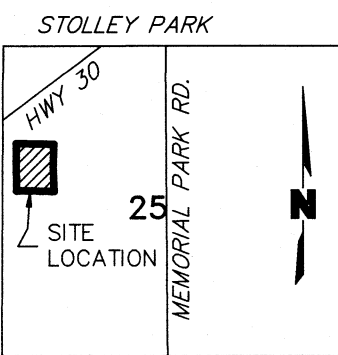
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



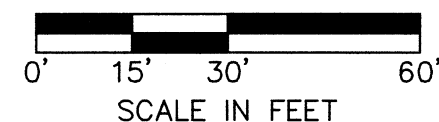
LOCATION MAP

NOT TO SCALE



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- - - PROPOSED UTILITY EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE (HAYMAN'S SUB)
- P2 PLATTED DISTANCE (GRAND ISLAND INDUSTRIAL PARK WEST SUB)



OWNERS: HANDLERS LAND, LLC
SUBDIVIDER: HANDLERS, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

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. 2016-0006
CHIEF INDUSTRIES
HAYMAN'S 2ND SUB SURVEY
FB GI 2015-5

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 12, HAYMAN'S SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 207,121 SQUARE FEET OR 4.75 ACRES MORE OR LESS OF WHICH 0.055 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "HAYMAN'S SECOND SUBDIVISION" IN THE CITY OF GRAND ISLAND, 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 HANDLERS LAND, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HAYMAN'S SECOND SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, 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 _____, 2016.

BY: _____
DAVID E. LOEFFLER, PARTNER, HANDLERS LAND, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____ NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID E. LOEFFLER, PARTNER, HANDLERS LAND, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON 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 GRAND ISLAND, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 _____, 2016.

MAYOR _____

CITY CLERK _____



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M2

Maderville Estates Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Maderville Estates Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. located in the City of Grand Island, Hall County, Nebraska, said tract containing 4.444 acres.

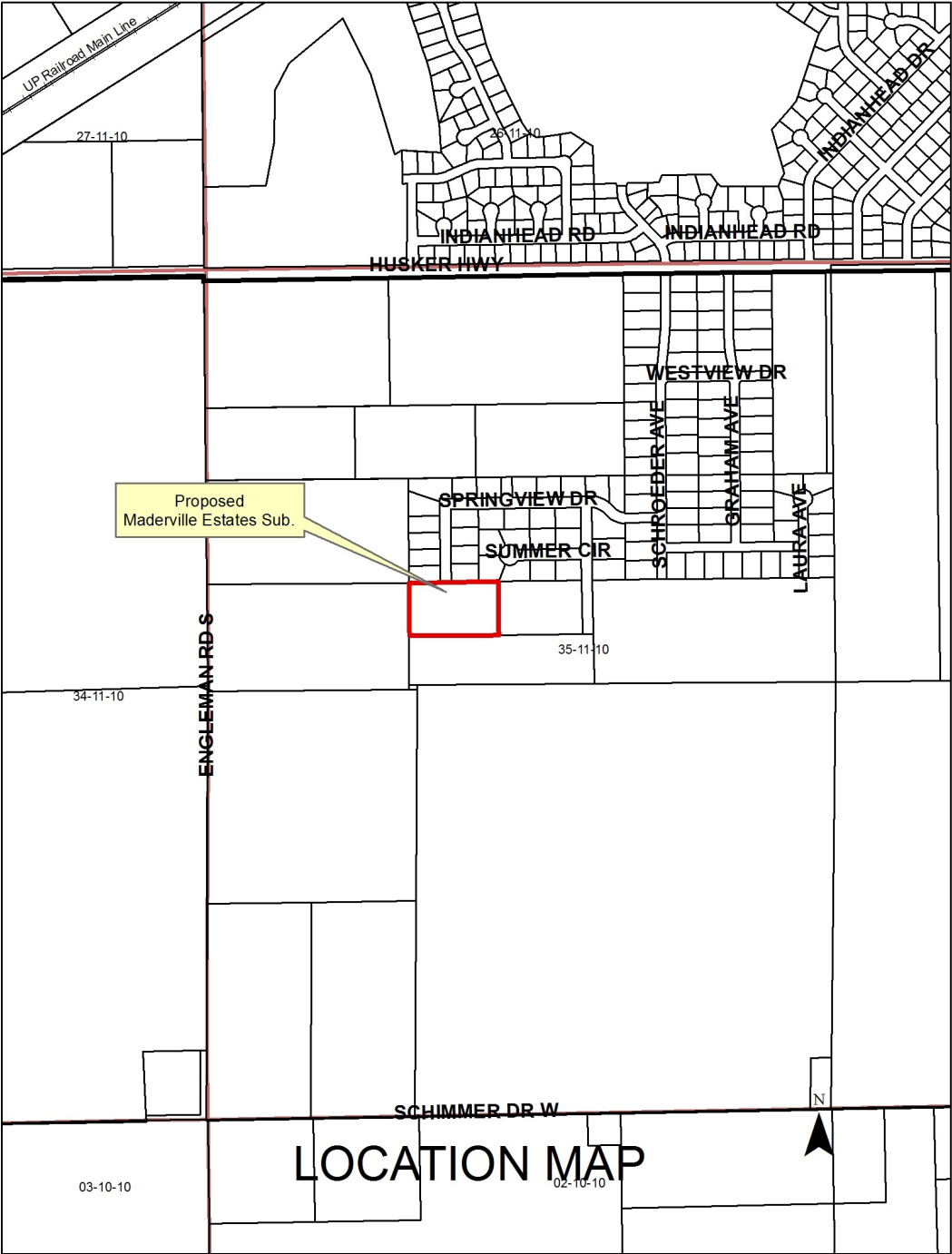
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Zoning
County Public Works
City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

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





MADERVILLE ESTATES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF LOT 16, WESTROADS ESTATES FOURTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°28'40"E, ALONG THE SOUTH LINE OF LOTS 16, 17 AND 29, WESTROADS ESTATES FOURTH SUBDIVISION, A DISTANCE OF 566.16 FEET TO THE NORTHWEST CORNER OF LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S00°27'38"E, ALONG THE WEST LINE OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION, A DISTANCE OF 341.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S89°28'11"W A DISTANCE OF 566.56 FEET; THENCE N00°23'36"W A DISTANCE OF 341.17 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 193,200 SQUARE FEET OR 4.44 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON 02/23/2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY FIVE (35), 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 PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MADERVILLE ESTATES SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, 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 _____, 2016.

PAUL H. MADER JAYCEE N. MADER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

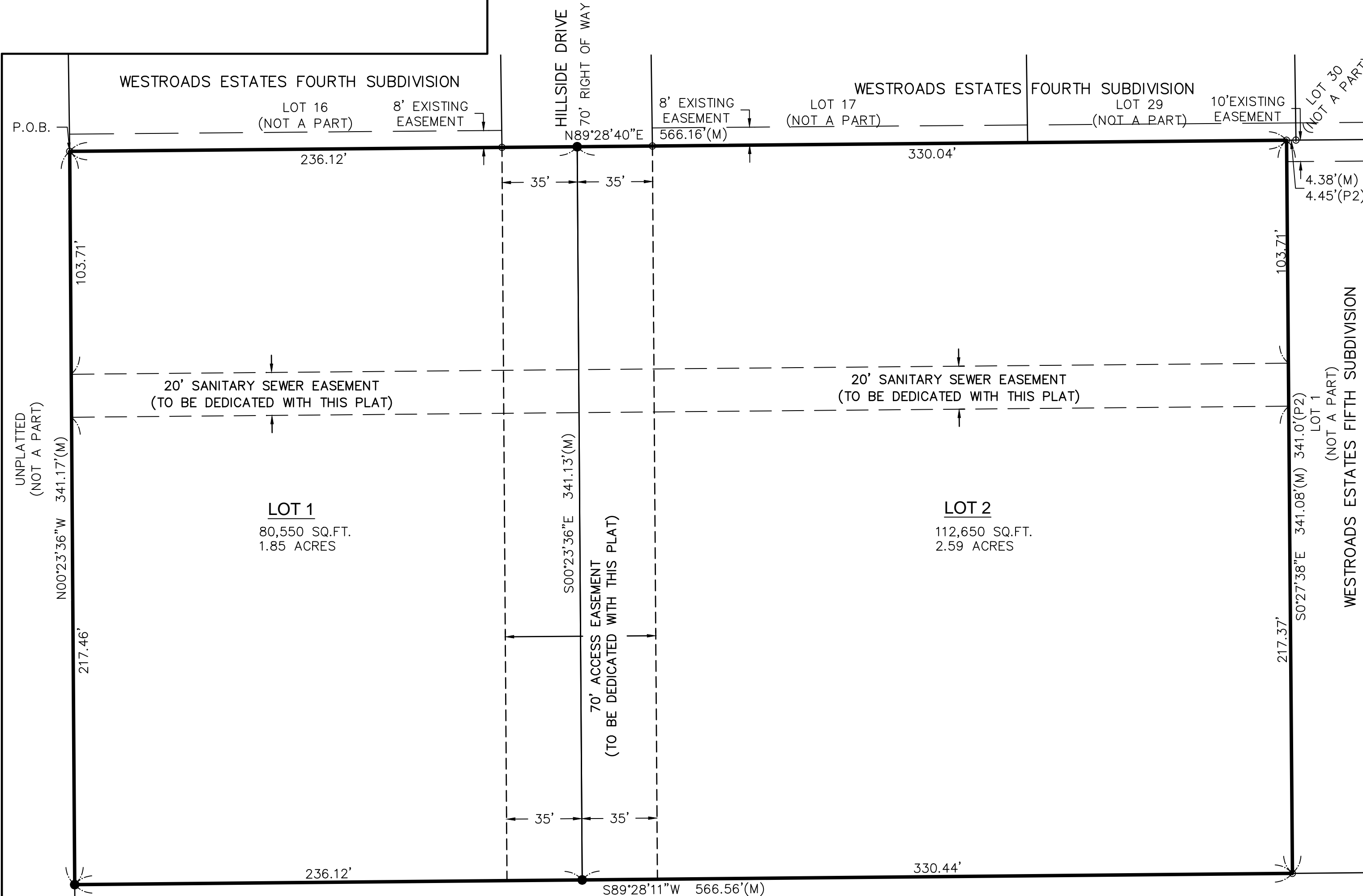
APPROVALS

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2016.

CHAIRPERSON COUNTY CLERK

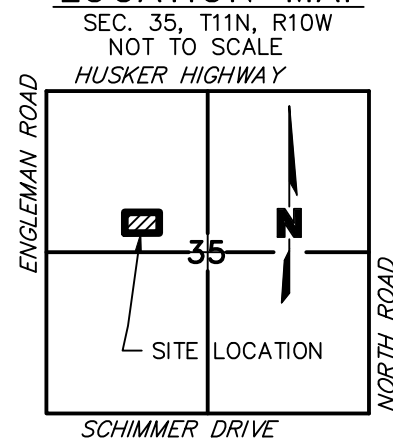


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- LOT LINE
- EXISTING EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS EASEMENT
- PROPERTY LINE
- M MEASURED DISTANCE
- P1 PLATTED DISTANCE WESTROADS ESTATES FOURTH SUB.
- P2 PLATTED DISTANCE WESTROADS ESTATES FIFTH SUB.

OWNERS: PAUL H. MADER & JAYCEE N. MADER
SUBDIVIDER: PAUL H. MADER & JAYCEE N. MADER
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2016.

MAYOR

SCALE IN FEET
0' 20' 40' 80'

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. 2015-3496
MADER SUBDIVISION SURVEY
FB GI 2016-1



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M3

Shriner Acres Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Shriner Acres Subdivision.

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

This final plat proposes to create 1 lot, on a tract in part of the Southeast Quarter (SE1/4) of Section Twenty-Four (24), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.72 acres.

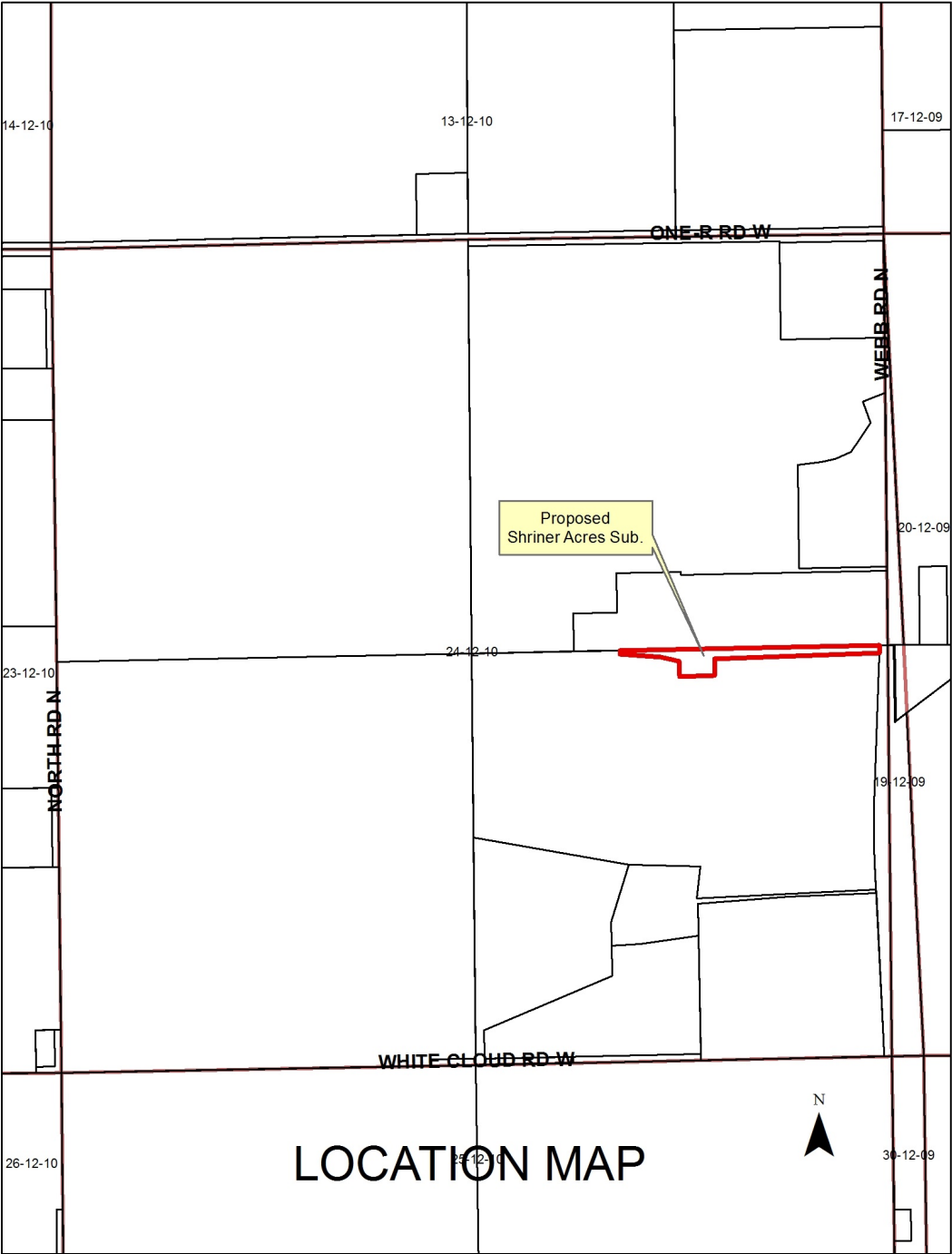
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

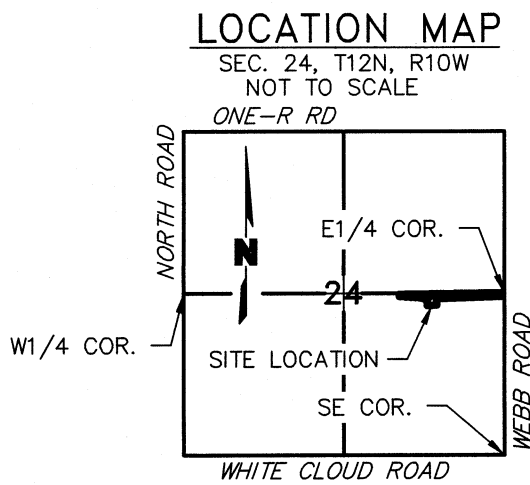
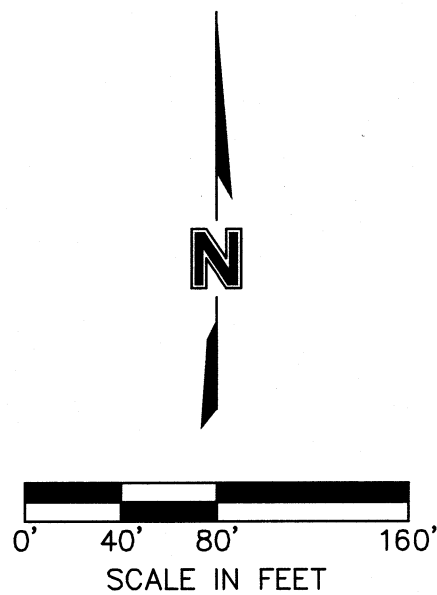
Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Olsson & Associates

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



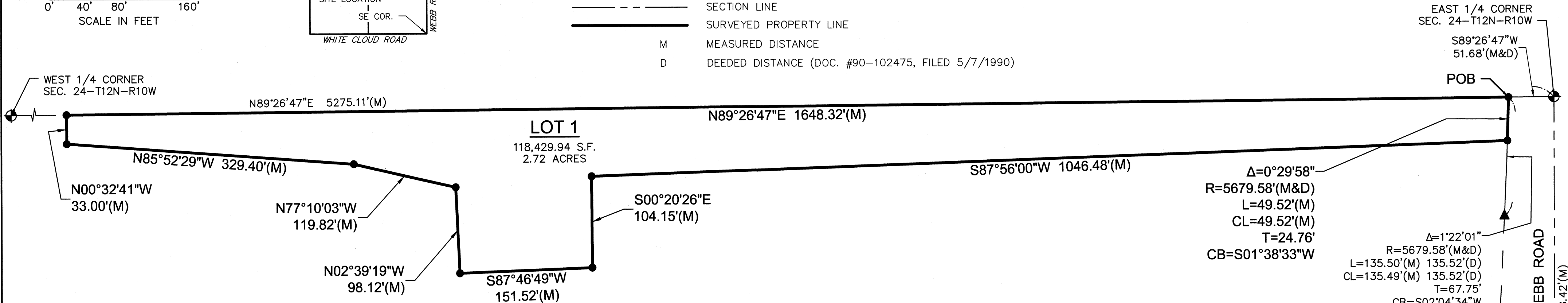


SHRINER ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT



LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- CALCULATED CORNER
- ROW LINE
- SECTION LINE
- SURVEYED PROPERTY LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE (DOC. #90-102475, FILED 5/7/1990)



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24-T12N-R10W; THENCE ON AN ASSUMED BEARING OF S89°26'47"W, ALONG THE NORTH LINE OF THE SE1/4, A DISTANCE OF 51.68 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY LINE OF WEBB ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING AN ANGLE OF 00°29'58", A RADIUS OF 5679.58 FEET, AND CHORD BEARING OF S01°38'33"W A CHORD DISTANCE OF 49.52 FEET; THENCE S87°56'00"W A DISTANCE OF 1046.48 FEET; THENCE S00°20'26"E A DISTANCE OF 104.15 FEET; THENCE S87°46'49"W A DISTANCE OF 151.52 FEET; THENCE N02°39'19"W A DISTANCE OF 98.12 FEET; THENCE N77°10'03"W A DISTANCE OF 119.82 FEET; THENCE N85°52'27"W A DISTANCE OF 329.40 FEET; THENCE N00°32'41"W A DISTANCE OF 32.99 FEET TO A POINT ON SAID NORTH LINE OF THE SE1/4; THENCE N89°26'47"E, ALONG SAID NORTH LINE, A DISTANCE OF 1648.32 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 118,429.94 SQUARE FEET OR 2.72 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) 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

APPROVALS

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS _____ DAY OF _____, 2016.

CHAIRPERSON COUNTY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT RAYMOND SHRINER AND JOYCE SHRINER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**SHRINER ACRES SUBDIVISION**" IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, 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 _____, 2016.

RAYMOND SHRINER

JOYCE SHRINER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RAYMOND SHRINER AND JOYCE SHRINER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

OWNERS: RAYMOND & JOYCE SHRINER
SUBDIVIDER: RAYMOND & JOYCE SHRINER
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

SECTION TIES

WEST 1/4 CORNER, SEC. 24-T12N-R10W
FOUND 1/2" ROD, ±0.5' BELOW GRADE IN GRAVEL ROAD

W 2.0' TO CENTERLINE OF N-S COUNTY ROAD
N 5.0' TO RANGE FENCE EAST
E 27.41' TO MAG NAIL w/WASHER IN CORNER FENCE POST
NE 49.46' TO REDHEAD NAIL IN POWER POLE
NW 42.43' TO MAG NAIL w/WASHER IN POWER POLE

EAST 1/4 CORNER, SEC. 24-T12N-R10W
FOUND SURVEY SPIKE w/WASHER @ GRADE IN ASPHALT ROAD
W 1.5' TO CENTERLINE OF N-S COUNTY ROAD
NE 51.13' TO REDHEAD NAIL IN FENCE POST
W 33.41' TO REDHEAD NAIL IN CORNER FENCE POST
W 32.98' TO 1" PINCHED PIPE
SW 77.96' TO REDHEAD NAIL IN POWER POLE
SE 107.33' TO MAG NAIL w/WASHER IN POWER POLE

SOUTHEAST CORNER, SEC. 24-T12N-R10W
FOUND SURVEY SPIKE w/WASHER @ GRADE IN ASPHALT ROAD
W 2.0' TO CENTERLINE OF N-S COUNTY ROAD
SW 49.74' TO REDHEAD NAIL IN POWER POLE
SE 55.33' TO REDHEAD NAIL IN POWER POLE
NE 88.61' TO REDHEAD NAIL IN POWER POLE

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. 2015-3451

WIECK MARTIN
SURVEY
FB HALL CO #3



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M4

Thomas 2nd Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Thomas 2nd Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot One (1), Thomas Subdivision located in the City of Grand Island, Hall County, Nebraska, said tract containing 2.751 acres.

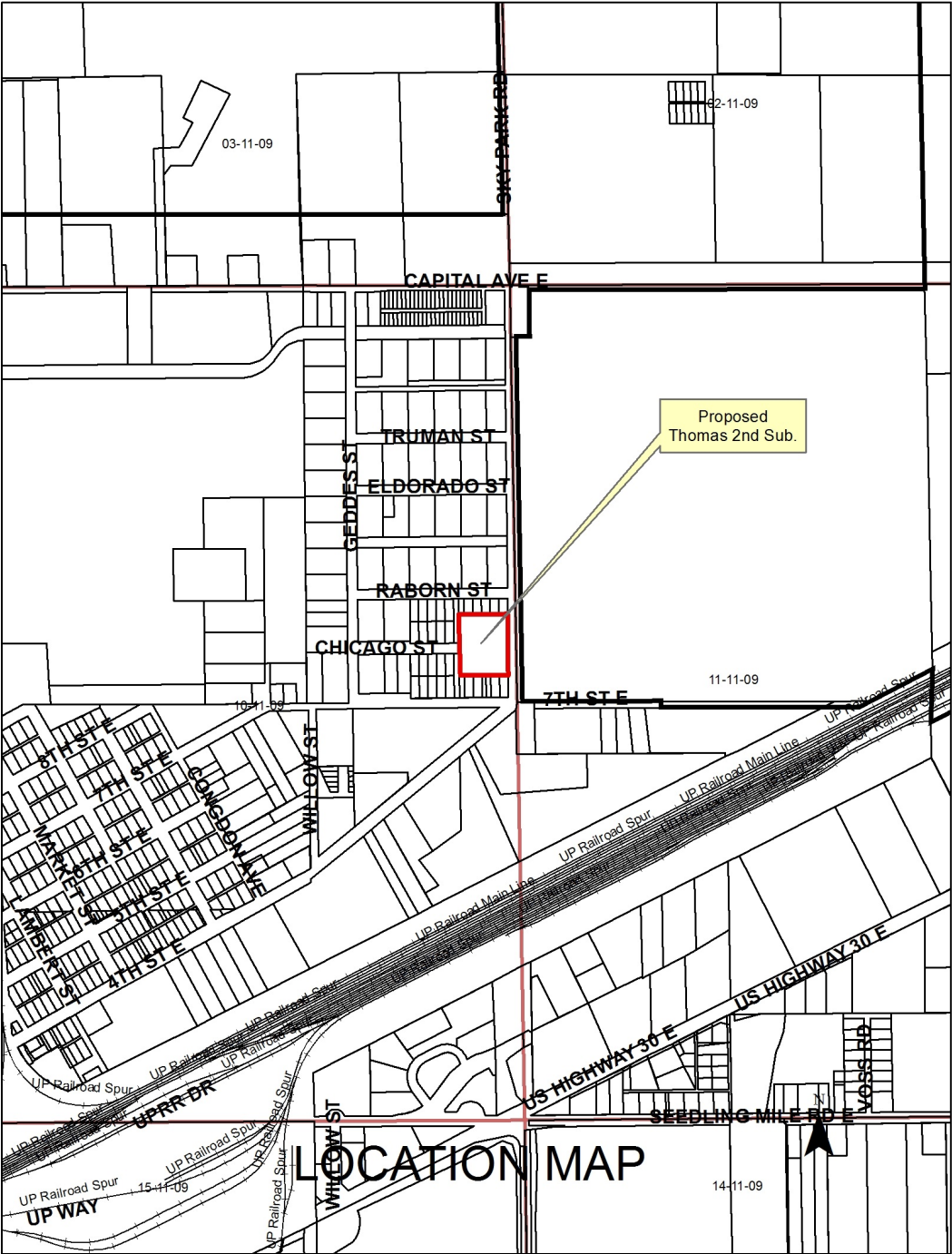
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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







Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M5

Thelen 4th Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Thelen 4th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Thelen 4th Subdivision, located in Wood River, in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in Wood River, in Hall County, Nebraska, said tract containing 4.130 acres.

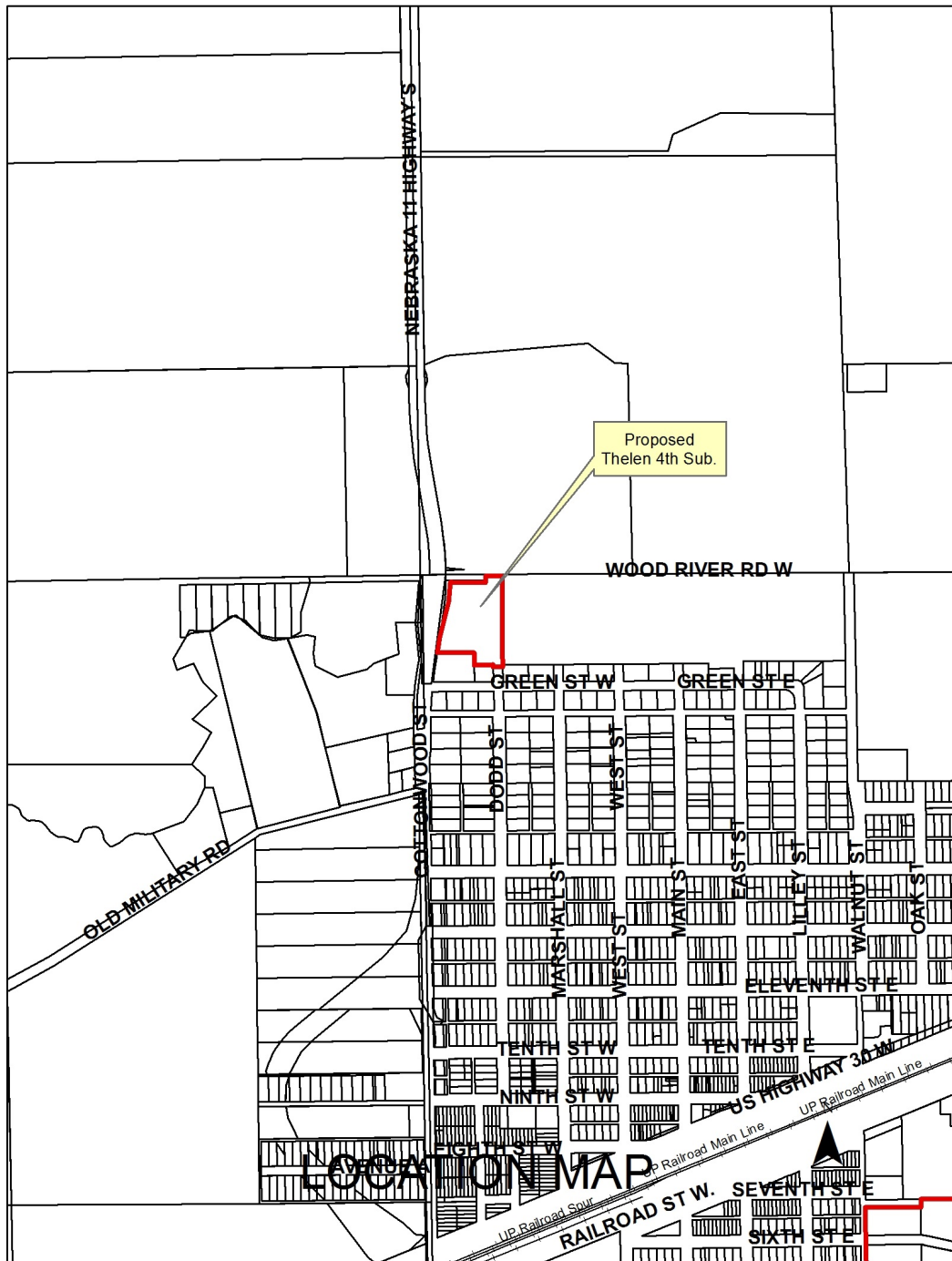
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

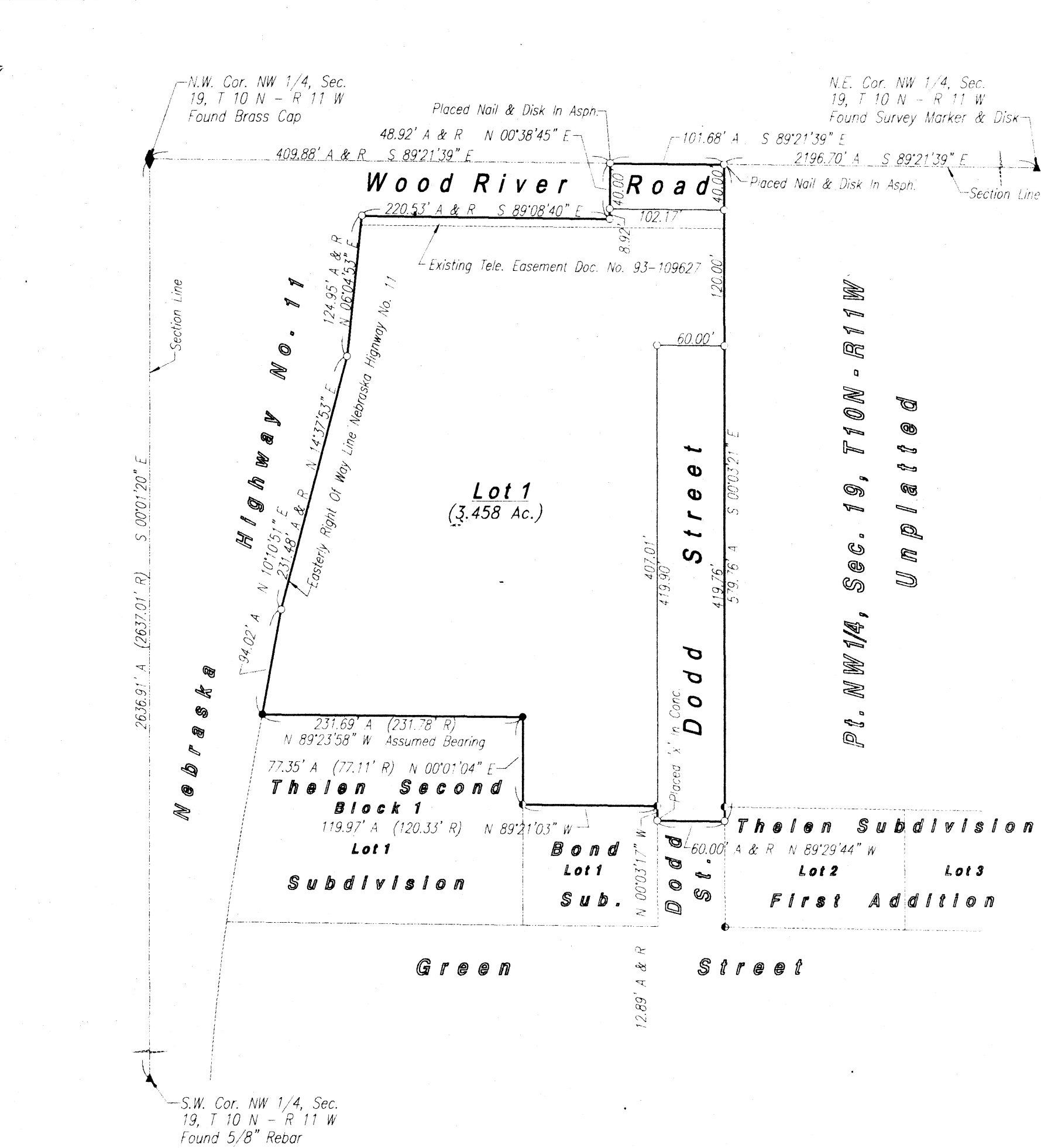
Chad Nabity, AICP
Planning Director

Cc: City Clerk of Wood River
City Attorney of Wood River
County Public Works
County Zoning
Manager of Postal Operations
Rockwell & Associates

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







- LEGEND**
- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 - - Indicates Nail w/Disk Placed In Concrete Unless Otherwise Noted
 - - Indicates Survey Marker Found
 - A - Indicates ACTUAL Distance
 - R - Indicates RECORDED Distance

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., all in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of Lot One (1), Block One (1), Thelen Second Subdivision; thence running westerly on the north line of said Lot One (1), Block One (1), Thelen Second Subdivision on an Assumed Bearing of N89°23'58"W, a distance of Two Hundred Thirty One and Sixty Nine Hundredths (231.69) feet, to a point on the easterly Right Of Way Line of Nebraska Highway No. 11; thence running N10°10'51"E, on the easterly Right Of Way Line of Nebraska Highway No. 11, a distance of Ninety Four and Two Hundredths (94.02) feet; thence running N14°37'53"E on the easterly Right Of Way Line of Nebraska Highway No. 11, a distance of Two Hundred Thirty One and Forty Eight Hundredths (231.48) feet; thence running N06°04'53"E, on the easterly Right Of Way Line of Nebraska Highway No. 11, a distance of One Hundred Twenty Four and Ninety Five Hundredths (124.95) feet, to a point on the southerly Right Of Way Line of Wood River Road; thence running S89°08'40"E, on the southerly Right Of Way Line of Wood River Road a distance of Two Hundred Twenty and Fifty Three Hundredths (220.53) feet; thence running N00°38'45"E, a distance of Forty Eight and Ninety Two Hundredths (48.92) feet, to a point on the north line of said Northwest Quarter (NW1/4); thence running S89°21'39"E, on the north line of said Northwest Quarter (NW1/4), a distance of One Hundred One and Sixty Eight Hundredths (101.68) feet; thence running S00°03'21"E, a distance of Five Hundred Seventy Nine and Seventy Six Hundredths (579.76) feet, to a point on the west line of Lot Two (2), Thelen Subdivision First Addition; thence running N89°29'44"W, a distance of Sixty (60.00) feet, to a point on the east line of Lot One (1), Bond Subdivision; thence running N00°03'17"W, on the east line of Bond Subdivision, a distance of Twelve and Eighty Nine Hundredths (12.89) feet, to the northeast corner of Lot One (1), Bond Subdivision; thence running N89°21'03"W, on the north line of Lot One (1), Bond Subdivision, a distance of One Hundred Nineteen and Ninety Seven Hundredths (119.97) feet, to the northwest corner of Lot One (1), Bond Subdivision and to a point on the east line of Lot One (1), Block One (1), Thelen Second Subdivision; thence running N00°01'04"E, on the east line of Lot One (1), Block One (1), Thelen Second Subdivision, a distance of Seventy Seven and Thirty Five Hundredths (77.35) feet, to the Point of Beginning and containing 4.130 acres more or less.

Surveyors Certificate

I hereby certify that on February 5, 2016, I completed an accurate survey of 'THELEN FOURTH SUBDIVISION', An Addition to the City of Wood River, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Dedication

KNOW ALL MEN BY THESE PRESENTS, that THELEN GRAIN COMPANY, a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'THELEN FOURTH SUBDIVISION', An Addition to the City of Wood River, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 _____, 2016.

THELEN GRAIN COMPANY, A Nebraska Corporation

Approvals

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

Christopher J. Thelen, Vice President

Chairman _____ Date _____

Approved and accepted by the City of Wood River, Nebraska, this _____ day of _____, 2016.

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2016, before me _____ a Notary Public within and for said County, personally appeared CHRISTOPHER J. THELEN, Vice President of THELEN GRAIN COMPANY, a Nebraska Corporation, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Corporation.

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 _____.

Mayor _____ City Clerk _____

(Seal)

Notary Public _____ (Seal)



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item 1

Community Needs Assessment Survey

Staff Contact: Chad Nabity

Agenda Item #14

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 2, 2016

SUBJECT: City of Grand Island Community Development Block Grant (CDBG)
Community Needs Assessment as part of the Consolidated Plan Process.

PROPOSAL:

Charley Falmlen, Community Development Specialist for the City of Grand Island, will present an overview of the Community Needs Assessment that is currently being conducted as part of the Consolidated Planning process for the U.S. Department of Housing and Urban Development's CDBG Program. Community Development Block Grants fund a variety of projects that are focused on low to moderate income individuals and families. This year, the City of Grand Island became an Entitlement Community, which changes the format in which the City receives CDBG funds. This new format requires the creation of a Three-Five Year Consolidated Plan and an Annual Action Plan. Both of these plans require consultation with local, county, state and federal government. This Community Needs Assessment has been created as a method of gaining the required consultation. The Community Development Division has organized data from the Grow Grand Island Initiative and the 2014 Housing Study and aligned it with the National Objectives of the CDBG Program; this organization of data has led to the five priorities listed on the Community Needs Assessment. The consultation process involves asking multiple entities, including the Regional Planning Commission, to rank the priority of these needs. This aggregated data will be used to assign more or less funding to a specific priority.

OVERVIEW:

This presentation is intended to inform the Planning Commission about the City's CDBG Funding Priorities. Planning Commissioners are invited to review the priorities listed and participate in the Community Needs Assessment by ranking the priorities with a ranking of 1 being the most urgent need in Grand Island, to a ranking of 5 being the least urgent need in Grand Island. The completed assessment can be returned to Charley Falmlen personally or by mail with the enclosed envelope.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item 2

Long Range Transportation Plan

Staff Contact: Chad Nabity

Agenda Item #15

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 15, 2016

SUBJECT: Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP) for the Grand Island Area Metropolitan Planning Organization (GIAMPO).

PROPOSAL:

John Adams, will present an overview of the LRTP and TIP being considered for approval by the GIAMPO Policy Board. The plans are in its final stages and open for public comment until March 18, 2016. GIAMPO hired Olsson Associates to develop the plan and associated traffic modeling. During the process there have been 4 public meetings with opportunities for the interested parties to provide comments and help set goals and priorities. The plan Journey 2040 is a 25 year plan detailing significant transportation projects that should be done in the next 25 years with an emphasis on the projects to be completed in the next 5 years. The LRTP is a requirement for Federal funding of projects in the Grand Island area.

OVERVIEW:

This presentation to the planning commission is intended to inform the Planning Commission about the plan and the process used to create the plan. Planning Commissioners are invited to review and provide comments on the plan and the proposed projects. Links to the LRTP and the TIP are provided below.

Journey 2040 – GIAMPO’s DRAFT Long Range Transportation Plan

<http://www.grand-island.com/your-government/public-works/metropolitan-planning-organization/giampo-long-range-transportation-plan>

Fiscal Years 2016-2020 – GIAMPO’s DRAFT Transportation Improvement Program

<http://www.grand-island.com/your-government/public-works/metropolitan-planning-organization/draft-2016-transportation-improvement-program>

_____ Chad Nabity AICP, Planning Director