



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting Packet

Board Members:

Tom Gdowski

Glen Murray

Sue Pirnie

Barry Sandstrom

Glenn Wilson

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, May 13, 2015
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of April 8, 2015 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Consideration of Fire and Life Safety Grant application for 210 N Walnut Street.
7. Consideration of a Resolution to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for T & S Land Development, LLC, 312 W 3rd St., Grand Island, NE.
8. Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for T & S Land Development, LLC, 312 W 3rd St., Grand Island, NE.
9. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
10. Directors Report.
11. Adjournment

Next Meeting June 10, 2015

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



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 8, 2015

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on April 8, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the April 1, 2015 Grand Island Independent.

1. CALL TO ORDER. Vice Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Sue Pirnie, Glen Murray, and Glenn Wilson. Also present were; Director, Chad Nabity; Planning Secretary, Rose Rhoads; City Administrator, Marlan Ferguson; Sr. Accountant, Billy Clingman, Todd Enck, and Joel Riggs.

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

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the March 18, 2015 meeting was made by Murray and seconded by Wilson. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of March 1, 2015 through March 31, 2015. Motion was made by Wilson and seconded by Pirnie to approve the financial reports. Upon roll call vote all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed. A motion was made by Pirnie and seconded by Murray to approve the bills in the amount of \$3805.79. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3805.79.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. J. Elizabeth LLC is moving forward with their façade. Ryan Waind should be nearing completion this summer. Todd Enck stated Waind is also going to update the parking lot. Downtown Kaufman-Cummings Plaza is delayed due to the Utility work on 3rd Street. Tower 217 has just signed a new tenant to their first floor.
6. CONSIDERATION OF RESOLUTION 191.

T.C. Enck Builders, Inc., (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 1616 S Eddy. The CRA passed resolution 189 notifying City Council of their intent to enter into a redevelopment contract at their meeting on February 11, 2015. The Hall County Regional Planning Commission met on March 4, 2015, and passed Resolution 2015-03 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2014-84 at their meeting on March 24, 2015. A motion to approve Resolution 191 was made by Pirnie and seconded by Wilson. Upon roll call all present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 192.

Pridon LLC, (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 2422 N Wheeler Ave. The CRA passed resolution 160 notifying City Council of their intent to enter into a redevelopment contract at their meeting on May 29th, 2013. The Hall County Regional Planning Commission met on June 6, 2013, and passed Resolution 2015-05 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2013-209 at their meeting on June 25, 2013. A motion to approve Resolution 192 was made by Murray and seconded by Wilson. Upon roll call all present voted aye. Motion carried.

8. CONSIDERATION OF RESOLUTION 193.

Super Market Developers, Inc., (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 620 W State Street. The CRA passed resolution 179 notifying City Council of their intent to enter into a redevelopment contract at their meeting on July 9, 2014. The Hall County Regional Planning Commission met on August 6, 2014, and passed Resolution 2014-08 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2014-253 at their meeting on August 26, 2014. A motion to approve Resolution 193 was made by Pirnie and seconded by Murray. Upon roll call all present voted aye. Motion carried.

10. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE

None

11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PURCHASE/SELL REAL ESTATE.

A motion was made by Wilson and seconded by Pirnie to enter into executive session at 4:20 pm. Upon roll call all present voted aye. Motion carried. A motion was made by Pirnie to leave executive session and seconded by Murray at 4:27 p.m. Upon roll call all present voted aye.

12. DIRECTORS REPORT.

13. ADJOURNMENT. Gdowski adjourned the meeting at 4:37 p.m.

The next meeting is scheduled for May 13, 2015.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

CONSOLIDATED	MONTH ENDED <u>April-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Beginning Cash	497,345				
REVENUE:					
Property Taxes - CRA	20,687	140,318	493,195	352,877	28.45%
Property Taxes - Lincoln Pool	6,630	48,895	198,050	149,155	24.69%
Property Taxes -TIF's	6,982	93,625	1,321,092	1,196,189	7.09%
Interest Income - CRA	-	76	1,000	924	7.59%
Interest Income - TIF'S	-	3	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	1,122	9,655	128,000	118,345	7.54%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	35,420	292,572	2,241,337	1,917,490	13.05%
TOTAL RESOURCES	532,766	292,572	2,241,337	1,917,490	
EXPENSES					
Auditing & Accounting	-	4,275	5,000	725	85.50%
Legal Services	-	750	3,000	2,250	25.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,778	29,196	65,000	35,804	44.92%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,279	16,000	7,721	51.74%
General Liability Insurance	-	-	250	250	0.00%
Postage	28	188	200	12	94.23%
Legal Notices	-	126	2,500	2,374	5.04%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	366	300	-	121.95%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	11,744	23,050	11,306	
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	183,629	216,000	32,371	85.01%
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	-	91,178	1,290,022	1,130,505	7.07%
Bond Interest-TIF's	-	2,971	31,070	28,519	
TOTAL EXPENSES	3,806	508,227	2,609,692	2,034,137	19.47%
INCREASE(DECREASE) IN CASH	31,614	(215,655)	(368,355)		
ENDING CASH	528,960	(215,655)	(368,355)	-	
CRA CASH	393,955				
Lincoln Pool Tax Income Balance	123,202				
TIF CASH	11,803				
Total Cash	528,960				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	<u>MONTH ENDED</u> <u>April-15</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	20,687	140,318	493,195	352,877	28.45%
Property Taxes - Lincoln Pool	6,630	48,895	198,050	149,155	24.69%
Interest Income		76	1,000	924	7.59%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	1,122	9,655	128,000	118,345	7.54%
TOTAL	28,439	198,943	920,245	721,302	21.62%
GENTLE DENTAL					
Property Taxes		76	-	-	
Interest Income		2	-	-	
TOTAL	-	78	-	-	
PROCON TIF					
Property Taxes	6,568	14,498	19,162	4,664	75.66%
Interest Income		1	-	-	
TOTAL	6,568	14,499	19,162	4,664	75.67%
WALNUT HOUSING PROJECT					
Property Taxes		33,506	74,472	40,966	44.99%
Interest Income		1	-	-	
TOTAL	-	33,507	74,472	40,966	44.99%
BRUNS PET GROOMING					
Property Taxes		220	13,500	13,280	1.63%
TOTAL	-	220	13,500	13,280	1.63%
GIRARD VET CLINIC					
Property Taxes		159	14,500	14,341	1.10%
TOTAL	-	159	14,500	14,341	1.10%
GEDDES ST APTS-PROCON					
Property Taxes		451	30,000	29,549	1.50%
TOTAL	-	451	30,000	29,549	1.50%
SOUTHEAST CROSSING					
Property Taxes		2,202	15,000	12,798	14.68%
TOTAL	-	2,202	15,000	12,798	14.68%
Poplar Street Water					
Property Taxes	413	3,903	6,000	2,097	65.05%
TOTAL	413	3,903	6,000	2,097	65.05%
CASEY'S @ FIVE POINTS					
Property Taxes		145	10,000	9,855	1.45%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	MONTH ENDED <u>April-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TOTAL	-	145	10,000	9,855	1.45%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		1,399	90,000	88,601	1.55%
TOTAL	-	1,399	90,000	88,601	1.55%
TODD ENCK PROJECT					
Property Taxes		-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
SKAGWAY					
Property Taxes		322	750,000	749,678	0.04%
TOTAL	-	322	750,000	749,678	0.04%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		82	6,000	5,918	1.36%
TOTAL	-	82	6,000	5,918	1.36%
PHARMACY PROPERTIES INC					
Property Taxes		169	11,000	10,831	1.54%
TOTAL	-	169	11,000	10,831	1.54%
KEN-RAY LLC					
Property Taxes		590	34,000	33,410	1.74%
TOTAL	-	590	34,000	33,410	1.74%
COUNTY FUND 8598					
Property Taxes		46	1,458	1,412	0.00%
TOTAL	-	46	1,458	1,412	0.00%
GORDMAN GRAND ISLAND					
Property Taxes		4,097	40,000	35,903	0.00%
TOTAL	-	4,097	40,000	35,903	0.00%
BAKER DEVELOPMENT INC					
Property Taxes		237	3,000	2,764	0.00%
TOTAL	-	237	3,000	2,764	0.00%
STRATFORD PLAZA INC					
Property Taxes		387	35,000	34,613	0.00%
TOTAL	-	387	35,000	34,613	0.00%
COPPER CREEK					
Property Taxes		3,259	-	-	0.00%
TOTAL	-	3,259	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	MONTH ENDED <u>April-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
FUTURE TIF'S					
Property Taxes	-	-	162,000	162,000	0.00%
TOTAL	-	-	162,000	162,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	-	92	-	(92)	
TOTAL	-	92	-	(92)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	-	5	-	(5)	
TOTAL	-	5	-	(5)	
GI HABITAT OF HUMANITY					
Property Taxes	-	46	-	(46)	
TOTAL	-	46	-	(46)	
AUTO ONE INC					
Property Taxes	-	124	-	(124)	
TOTAL	-	124	-	(124)	
EIG GRAND ISLAND					
Property Taxes	-	27,528	-	(27,528)	
TOTAL	-	27,528	-	(27,528)	
TOKEN PROPERTIES CARY ST					
Property Taxes	-	57	-	(57)	
TOTAL	-	57	-	(57)	
WENN HOUSING PROJECT					
Property Taxes	-	27	-	(27)	
TOTAL	-	27	-	(27)	
TOTAL REVENUE	35,420	292,572	2,241,337	1,917,490	13.05%

EXPENSES

CRA

GENERAL OPERATIONS:

Auditing & Accounting		4,275	5,000	725	85.50%
Legal Services		750	3,000	2,250	25.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,778	29,196	65,000	35,804	44.92%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		8,279	16,000	7,721	51.74%
General Liability Insurance		-	250	250	0.00%
Postage	28	188	200	12	94.23%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices		126	2,500	2,374	5.04%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	MONTH ENDED <u>April-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Licenses & Fees		525	-	-	
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		366	300	-	
Supplies		-	300	300	0.00%
Land		-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		11,744	23,050	11,306	
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		183,629	216,000	32,371	0.00%
Other Projects		-	175,000	175,000	0.00%
TOTAL CRA EXPENSES	3,806	414,078	1,288,600	875,113	32.13%
GENTLE DENTAL					
Bond Principal		1,681		-	
Bond Interest		420		-	
TOTAL GENTLE DENTAL	-	2,101	-	-	
PROCON TIF					
Bond Principal		7,030	13,355	6,325	52.64%
Bond Interest		2,551	5,807	3,256	43.93%
TOTAL PROCON TIF	-	9,581	19,162	9,581	50.00%
WALNUT HOUSING PROJECT					
Bond Principal		37,236	49,209	11,973	75.67%
Bond Interest		-	25,263	25,263	0.00%
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal		220	13,500	13,280	1.63%
TOTAL BRUNS PET GROOMING	-	220	13,500	13,280	1.63%
GIRARD VET CLINIC					
Bond Principal		159	14,500	14,341	1.10%
TOTAL GIRARD VET CLINIC	-	159	14,500	14,341	1.10%
GEDDES ST APTS - PROCON					
Bond Principal		451	30,000	29,549	1.50%
TOTAL GEDDES ST APTS - PROCON	-	451	30,000	29,549	1.50%
SOUTHEAST CROSSINGS					
Bond Principal		2,202	15,000	12,798	14.68%
TOTAL SOUTHEAST CROSSINGS	-	2,202	15,000	12,798	14.68%
POPLAR STREET WATER					
Bond Principal		3,489	6,000	2,511	58.16%
TOTAL POPLAR STREET WATER	-	3,489	6,000	2,511	58.16%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	MONTH ENDED <u>April-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CASEY'S @ FIVE POINTS					
Bond Principal		145	10,000	9,855	1.45%
TOTAL CASEY'S @ FIVE POINTS	-	145	10,000	9,855	1.45%
SOUTH POINTE HOTEL PROJECT					
Bond Principal		1,399	90,000	88,601	1.55%
TOTAL SOUTH POINTE HOTEL PROJECT	-	1,399	90,000	88,601	1.55%
TODD ENCK PROJECT					
Bond Principal		99	6,000	5,901	1.65%
TOTAL TODD ENCK PROJECT	-	99	6,000	5,901	1.65%
SKAGWAY					
Bond Principal		322	750,000	749,678	0.04%
TOTAL SKAGWAY	-	322	750,000	749,678	0.04%
JOHN SCHULTE CONSTRUCTION					
Bond Principal		82	6,000	5,918	1.36%
TOTAL JOHN SCHULTE CONSTRUCTION	-	82	6,000	5,918	1.36%
PHARMACY PROPERTIES INC					
Bond Principal		169	11,000	10,831	1.54%
TOTAL PHARMACH PROPERTIES INC	-	169	11,000	10,831	1.54%
KEN-RAY LLC					
Bond Principal		590	34,000	33,410	1.74%
TOTAL KEN-RAY LLC	-	590	34,000	33,410	1.74%
COUNTY FUND #8598					
Bond Principal		46	1,458	1,412	
TOTAL COUNTY FUND #8598	-	46	1,458	1,412	
GORDMAN GRAND ISLAND					
Bond Principal		4,097	40,000	35,903	
TOTAL GORDMAN GRAND ISLAND	-	4,097	40,000	35,903	
BAKER DEVELOPMENT INC					
Bond Principal		237	3,000	2,764	
TOTAL BAKER DEVELOPMENT INC	-	237	3,000	2,764	
STRATFORD PLAZA LLC					
Bond Principal		387	35,000	34,613	
TOTAL STRATFORD PLAZA LLC	-	387	35,000	34,613	
COPPER CREEK					
Bond Principal		3,259	-	-	
TOTAL COPPER CREEK	-	3,259	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	-	92		(92)	
TOTAL CHIEF IND AURORA COOP	-	92		(92)	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	-	5		(5)	
TOTAL TOKEN PROPERTIES KIMBALL ST	-	5		(5)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2015

	<u>MONTH ENDED</u> <u>April-15</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GI HABITAT FOR HUMANITY					
Bond Principal	-	46		(46)	
TOTAL BLANK	-	46		(46)	
AUTO ONE INC					
Bond Principal	-	124		(124)	
TOTAL AUTO ONE INC	-	124		(124)	
EIG GRAND ISLAND					
Bond Principal	-	27,528		(27,528)	
TOTAL BLANK	-	27,528		(27,528)	
TOKEN PROPERTIES CARY STREET					
Bond Principal	-	57		(57)	
TOTAL TOKEN PROPERTIES CARY ST	-	57		(57)	
WENN HOUSING PROJECT					
Bond Principal	-	27		(27)	
TOTAL WENN HOUSING PROJECT	-	27		(27)	
FUTURE TIF'S					
Bond Principal		-	162,000	162,000	
Bond Interest		-		-	
Auditing & Accounting		-		-	
TOTAL FUTURE TIF'S	-	-	162,000	162,000	
TOTAL EXPENSES	3,806	508,227	2,609,692	2,107,416	



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

13-May-15

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

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

City of Grand Island		
Administration Fees		\$ 3,380.03
Accounting		
Officenet Inc.		
Postage		\$ 95.22
Lawnscape		\$ 70.00
Grand Island Independent		
TIF Bond Payments	Interest	\$ 11,306.25
TIF Pass Thrus		
Mayer, Burns, Koenig & Janulewicz	Legal Services	
Total:		<hr/> \$ 14,851.50 <hr/>



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2015 FISCAL YR	2016 FISCAL YR	2017 FISCAL YR	ESTIMATED COMP
J Elizabeth LLC	\$ 69,440.00	\$ 69,440.00			2015
2222 W 2nd St - Ryan Waind	\$ 92,608.00	\$ 92,608.00			2015
Downtown Kaufman - Cummings Plaza	\$ 50,000	\$ 50,000.00			2015
Tower 217 (Amos Investment & Development)	\$ 291,581.00	\$ 99,482.00	\$ 99,482.00		2017
	\$ -				
Total Committed	\$ 503,629.00	\$ 311,530.00	\$ 99,482.00	\$ -	

Facade Budget \$ Remaining \$ 200,000.00

Other Projects \$ 207,371.00

Land - Budget \$ Remaining \$ 200,000.00

Land Sales (\$100,000.00)

subtotal \$ 507,371.00

Less committed (\$311,530.00)

Balance remaining \$ 195,841.00

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

April 30, 2015



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item G1

Fire & Life Safety Grant

Staff Contact: Chad Nabity



Fire and Life Safety Grant Program Application

Project Redeveloper Information

Applicant Name: **Thomas Ziller**

Address: **324 W. 18th**

Telephone No.: **308-380-0579**

Contact: **Thomas Ziller**

II. Legal Street Address of Project Site: **ORIGINAL TOWN N 44' LT 8 BLK 63**

III. Present Ownership of Project Site: **T.W. Ziller Properties, LLC**

IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units **5**

Proposed Number of Upper Story 2+ Bedroom Units **2**

Other Info:

In addition to the 7 units on the upper two floors, the garden level basement, with tall ceilings and large windows, has adequate space for 4 additional units. The building's layout makes it impractical to have commercial space on any floors without the installation of an elevator. Therefore I am requesting the CRA consider including the 4 units on the basement level part of the grant request, which would bring the total to 11 living spaces. 9 one-bedroom units and 2 two-bedroom units.

V. Building Details

A. Actual Purchase Price	\$ 2,500
B. Assessed Value of Property	\$ 54,093
C. When Acquired	July, 2014
D. Number of Floors	3
E. Square Footage of Building	8,712
F. Current Use of Building	

Previous use of the building was for office and bingo hall for the Federation of Labor. The building has been vacant since 2012.

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ 1,139,500
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ 24,000
Exiting	\$ 6,000
Electric Upgrades	\$ 100,000
Water Upgrades for Sprinklers	\$ 5,000
C. Other Construction Costs:	
Basement Floor Renovation	\$ 234,000
First Floor Renovation	\$ 234,000
Second Floor Renovation	\$ 234,000
Roof	\$ 35,000
Heating and AC	\$ 82,500
Façade Improvements/Maintenance	\$ 8,000
Other Construction Costs:	
Plumbing	\$123,000
Equipment	\$2,500
Furnishings	\$51,500

VII. Source of Financing:

Developer Equity:	\$ 50,000
Investor Equity	\$ 266,500
Commercial Bank Loan:	\$ 450,000
Historic Tax Credits:	\$ 0
Tax Increment Financing:	\$ 198,000
Low Income Tax Credits	\$ 0
Life Safety and Infrastructure Grant	\$ 115,000
Additional Grant	\$ 60,000

VIII. Name & Address of Architect, Engineer and General Contractor:

Architect: **Alley Poyner Macchietto Architecture**
Contact: **Jay Palu**
Address: **1516 Cuming St. Omaha, NE 68102**
Phone: **402-341-1544**
Email: **jpalu@alleypoyner.com**

Consultant: **Field Day Development**
Contact: **Andrea Kathol**
Address: **1516 Cuming St, Omaha, NE 68102**
Phone: **(402) 215-6759**
Email: **andrea@fielddaydev.com**

Engineer: **Olsson Associates**
Contact: **Mike Spilinek**
Address: **1515 West 2nd Street, Grand Island, NE 68801**
Phone: **308-384-8750**
Email: **mspilinek@oaconsulting.com**

General Contractor:
Contact: **Thomas W. Ziller**
Address: **324 W. 18th Grand Island, NE 68801**
Phone: **308-380-0579**
Email: **twzill@yahoo.com**

IX. Project Construction Schedule:

- A. Construction Start Date: **August 1st, 2015**
B. Construction Completion Date: **June 1st, 2016**

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1. Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

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

MECHANICAL/ELECTRICAL NARRATIVE

Utilities

Domestic Water

The existing water service shall be verified and examined for re-use. If existing water service is not adequate, a new 2" domestic water service shall be installed to the building from the nearest city water main. A new water meter assembly will be located in the old vault area near the entry stair in the basement. The water assembly shall meet requirements of the local water department.

Fire Service

A new 6" ductile iron fire service shall be installed to the building from the nearest city water main. A post indicator valve will be installed outside of the building at a minimum distance of 40 feet from the building unless otherwise approved by the Fire Marshal (AHJ). Proposed location will most likely be in sidewalk in front of building.

A new fire sprinkler system shall be provided for the entire building per NFPA 13 or 13R if applicable. The apartments shall be allowed to follow NFPA 13R guidelines as the overall height of the building from the lowest corner of grade to the bottom of the floor of the top story of living units is less than 60 feet. The sprinklers in the apartment units shall be high sidewall or standard upright heads and provide adequate coverage.

Sanitary Sewer

The existing sanitary sewer shall be verified and examined for re-use. If existing sanitary sewer is not adequate, a new 4" sanitary building sewer shall be installed to the building from the nearest city main with a double exterior cleanout installed before entering the building space. Sanitary waste and vent serving the apartment units shall be PVC or cast iron.

Storm Sewer

The existing building drainage system is expected to be re-used.

Natural Gas

There is currently no natural gas proposed at this facility.

Electrical

The electrical service will consist of a 1000A Main Breaker, 120/208 volt, 3Ø, 4-wire metercenter with twelve (12) single phase meter sockets for house and residential services.

Each apartment will have an individual load center, sized per NEC requirements.

The House Service is anticipated to be a 125 amp, 120/208 volt, 1Ø, 3-wire fed out of meter center.

Telecommunications

New underground telecommunications service conduits will be provided from service provider pedestals to the main telecommunications termination board located on the main level. Contractor shall coordinate all requirements with the service providers.

Mechanical Systems

Codes/Publications

The mechanical design will be based off of the latest addition of the following publications:

- A. Uniform Plumbing Code - 2012
- B. Uniform Mechanical Code - 2012
- C. International Energy Conservation Code
- D. ASHRAE Standard 90.1-2007
- E. International Building Code – 2012
- F. American Gas Association (AGA)
- G. National Electric Code (NEC)
- H. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks and Standards
- I. Sheet Metal and Air Condition Contractors National Assoc. (SMACNA) HVAC Duct Construction Standards
- J. American Society of Mechanical Engineers (ASME)
- K. National Fire Protection Association (NFPA) Standards
- L. Americans with Disabilities Act (ADA) Guidelines

Apartments

Heating and Cooling System

Each apartment will be provided with one electric blower coil unit with electric heat furnace in the unit, and a 14 SEER air source heat pump on the roof. R-410A refrigerant shall be routed vertically through mechanical closet in each unit terminating at the appropriate heat pump on the roof using a sheet metal hood at the roof penetration. Each heat pump shall be mounted on the roof to maintain the manufacturer recommended refrigerant distance and clearance between all other heat pumps.

Each blower coil unit shall utilize a top supply plenum and a bottom or side return plenum. The supply air ductwork for each unit shall be insulated rectangular galvanized ductwork and shall be tapped into the side(s) of the supply air plenum. The rectangular supply ductwork shall have a fire damper installed before penetrating a fire rated ceiling. The main supply ductwork shall be installed exposed below ceiling with spiral ductwork. The return ductwork shall be insulated rectangular galvanized ductwork and connect to a single return grille located in the wall above the mechanical closet door. The return ductwork connection to the blower coil unit shall be a flexible connection with a fabricated filter rack installed immediately before the return air plenum.

The blower coil units shall sit on neoprene vibration pads and the entire unit shall be placed within a drain pan. The drain pan shall drain condensate to floor drain located within each mechanical closet. A moisture float detection device shall be installed in each drain pan to alarm if the condensate level is too high, indicating there may be a problem with the blower coil unit.

Preliminary plans indicate that there may be three (3) different sized electric heat furnaces and air source heat pump combinations dependent on size of unit, and how much exterior wall, glass, and roof exposure within the unit. Preliminary equipment sizes are to be as follows:

- Smaller Studio, 1 bedroom units or 2 bedroom units with minimal exterior exposure: 8 kW, 1.5 ton heat pump.
- Larger 2-bedroom unit at top floor with East exterior exposure and living room: 10 kW, 2 ton heat pump.
- Larger 2-bedroom unit at top floor with West exterior exposure in bedrooms and living room: 10 kW, 2.5 ton heat pump

The corridors on each floor will be electric heating only near the exterior doors, as there is no other heat gain or exterior exposure.

Ventilation System

Outdoor ventilation shall not be required as a minimum operable window area to the outdoors is 4% of the floor area being ventilated per code.

Ceiling mounted exhaust fans shall be provided for each unit bathroom with

manual switch control. Each fan shall be individually vented to the exterior using a 6" diameter galvanized sheet metal duct and a weatherproof wall cap with insect screen. Each fan will have a radiation damper at the ceiling grille to maintain fire rating.

The residential clothes dryer shall be vented to the exterior using a 4" diameter galvanized sheet metal duct to a 6" weatherproof wall cap. Dryer booster fans shall be provided if dryer exhaust lengths exceed code allowance or the dryer manufacturer approved allowances per code.

Cooktops in the Kitchens of each unit shall be provided with a residential recirculating kitchen hood and shall not exhaust to the exterior.

Plumbing

Domestic water piping shall be copper tubing with soldered wrought copper fittings. All domestic water piping risers serving the residential units shall be insulated to the isolations valve. Domestic water piping within the unit shall not be insulated.

Each unit shall have an electric water heater with 38 gallons of storage capacity. Isolation valves shall be installed on the hot and cold water connections to the water heater for shut-off and ease of maintenance.

Residential grade plumbing fixtures shall be used in the apartments and designed to meet ADA standards in required units. A combination bathtub and shower unit will be used at the ADA units with fold up seat. The shower spray shall be a minimum of 59" and all controls and grab bar locations shall comply with ADA standards. Tank type water closets shall be used in all units.

Controls

Each blower coil unit in the apartment units shall be provided with a wall mounted, digital, 7-day programmable thermostat, compatible with air source heat pump heat/cool changeover controls.

Ductwork

Ductwork shall be of low pressure design and constructed per SMACNA. Exposed spiral ductwork, exhaust ductwork, and ductwork at blower coil units shall not be insulated.

Electrical Systems

Codes/Publications

The electrical design will be based off of the latest adopted edition of the following publications:

ETI Project #: 15-040

Date: March 23, 2015

Page 4 of 7

- A. National Electrical Code (NEC)
- B. National Fire Protection Association (NFPA) 72 & 101
- C. International Building Code (IBC)
- D. International Fire Code (IFC)
- E. Underwriter's Laboratories Inc. (UL)
- F. National Electrical Manufacturer's Association (NEMA)
- G. International Energy Conservation Code (IECC)
- H. Americans with Disabilities Act (ADA)

Electrical Service and Distribution Equipment

Each apartment will have a dedicated loadcenter, sized per NEC requirements.

The house service will consist of a 125A, 120/208V, 1Ø loadcenter to feed corridor lighting and power and exterior lighting.

General Power and Wiring

All new feeder and branch circuit wiring will be installed in conduit, 1/2" minimum size. Steel compression or steel set screw type fittings will be used for EMT type conduit. PVC Schedule 40 conduit is acceptable for below grade applications and in-slab. A green insulated grounding conductor will be installed with each feeder and branch circuit. Type THHN/THWN copper conductors shall be used throughout the facility.

In residential units MC Cable or ENT raceway will be allowed within the units on the load side of the tenant loadcenter as allowed by local AHJ.

All wiring will be installed in accordance with the latest addition of the National Electrical Code (NEC) and adopted amendments by the local Authority Having Jurisdiction.

Duplex convenience receptacles will be specification grade, 20 ampere, 120 volt grounding type devices. Class A ground fault circuit interrupter (GFCI) type duplex convenience receptacles will be used for exterior applications, wet locations, in kitchen areas, and where located within 6'-0" of a sink. Nylon re-enforced plastic wall plates will be used for all wiring devices on the interior of the building, except in the garage galvanized steel plates will be used. Exterior cover plates shall be cast aluminum gray "while-in-use" cover plates with hinged and gasketed covers.

Receptacles in residential units will be residential grade, tamper resistant 15A & 20A, 120V device with nylon re-enforced plastic wall plates. Arc Fault Circuit Interrupter circuit breaker will be used for residential circuits as required by the NEC.

Branch circuits for heating, ventilating, and air conditioning (HVAC) equipment will be provided with a heavy-duty disconnect switch or

horsepower rated toggle switch, as required by the NEC. Motor starters for equipment shall be combination type with hand-off-auto (HOA) switch and run indicating light.

Final connections to equipment, including, residential clothes dryers and ranges, blower coil units with electric re-heat, heat pumps (on roof), etc shall be provided in accordance with the NEC.

Lighting Systems

The lighting systems will be consistent with the State of Nebraska energy codes and the Illuminating Engineering Society (IES) recommendations.

House lighting in stairwells, mechanical/electrical rooms, etc shall be fluorescent lighting using 32 watt T8 lamps with high performance electronic ballasts or compact fluorescent lamps. Lighting in corridors will be LED recessed downlights.

Light switches shall be specification grade, 20 amperes, 120/277 volt rated toggle devices, with nylon re-enforced wall plates. In residential units residential grade 15A, 120V rated toggle switches shall be used.

Residential units shall consist of surface ceiling mounted residential grade luminaires. Restrooms will utilize combination fan/light fixtures and shower rated recessed fixtures shall be used above showers with fire-rated enclosures as required. Where recessed fixtures are used they will be air-tight, IC rated type fixtures.

In mechanical, electrical, storage and other similar areas shall have 4ft standard industrial type fluorescent fixtures.

Automatic lighting controls for interior and exterior lighting will be provided as required by energy codes, including the use of occupancy sensors, photocell, timeclocks, etc.

Exit lights will white polycarbonate LED type. Exterior emergency light fixtures shall be provided as LED type with inverters as required for exterior egress lighting. The entire facility will meet NFPA requirements for illuminating the means of egress, including exterior means of egress and for marking exits.

Telecommunication Systems

A telecommunication closet will be provided for telephone and TV Utility Company demarcation termination point and data network equipment. A reference ground bus will be provided in the telecommunications closet. A Plywood termination board will be provided with convenience power for

equipment.

Within each residential unit a central media box will be provided with conduit back the main floor telecommunication board. All telecommunication outlets will be connected together and back to the media box with a minimum ¾" conduit and pullstring. Telecommunications outlets will be provided in each bedroom, living room and kitchen, outlets will be combination TV/Telephone.

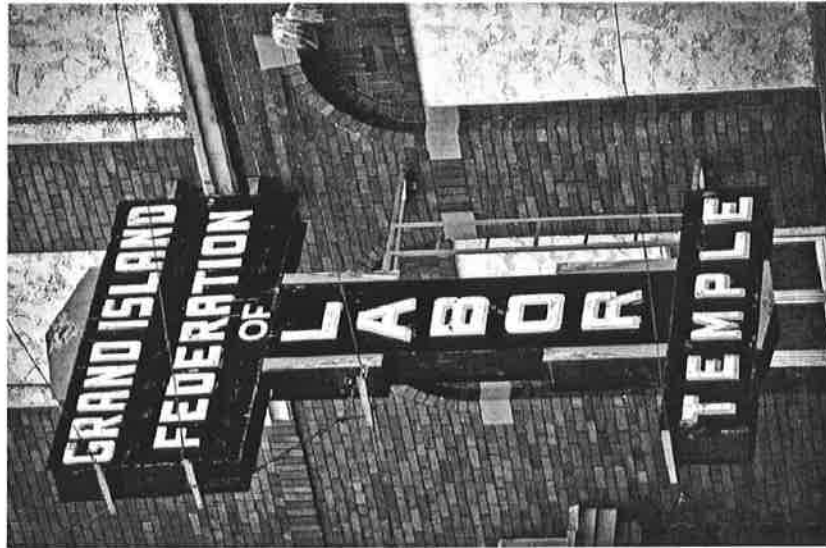
Fire stopping shall be provided for penetrations through rated walls and floors, as required by code.

Special Systems

Security Systems: Provide a partial conduit system for future security system, which shall include a j-box above nearest accessible ceiling with a ½" conduit stubbed down to door frame of exterior doors leading into new vestibules. An exterior flush mounted box and weatherproof blank coverplate and a ¾" conduit to a j-box above nearest accessible ceiling shall be provided at each of these doors for card readers.

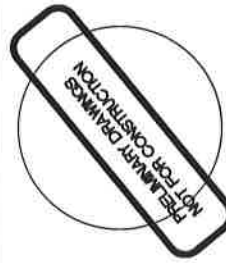
GRAND ISLAND FEDERATION OF LABOR TEMPLE

210 N WALNUT STREET
GRAND ISLAND, NE 68801



**ALLEY•POYNER
MACCHIEITO
ARCHITECTURE** 1516 Cumina Street
Omaha, NE 68102
Ph: 402.341.1544
Fx: 402.341.4735
alleypoyner.com

MECHANICAL ENGINEER
1516 CUMINA STREET
OMAHA, NEBRASKA 68102
(402)341-1544 / FAX: (402)341-4735
ELECTRICAL ENGINEER
1516 CUMINA STREET
OMAHA, NEBRASKA 68102
(402)341-1544 / FAX: (402)341-4735

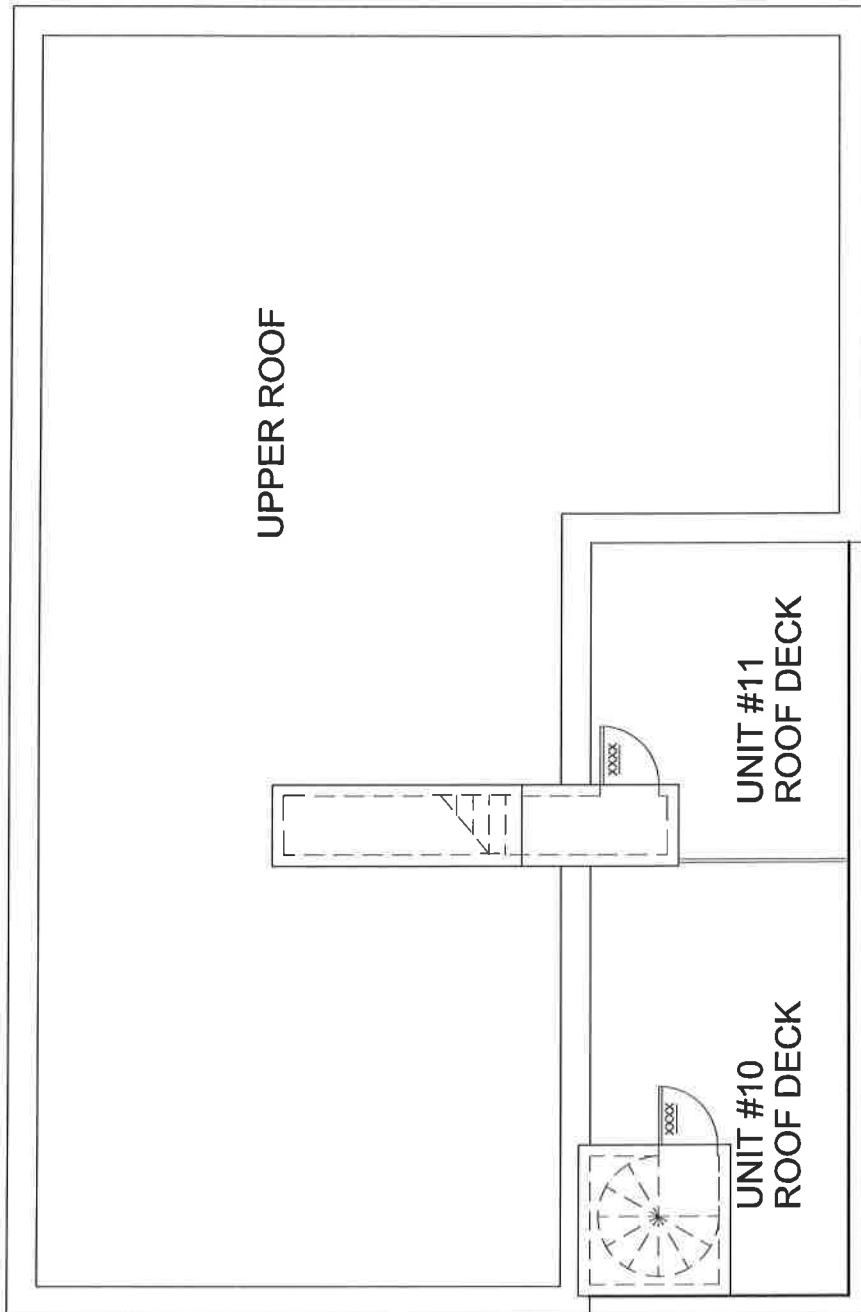


REVISION _____ DATE _____
PROJECT NUMBER: 14081
DATE: 2015/04/14

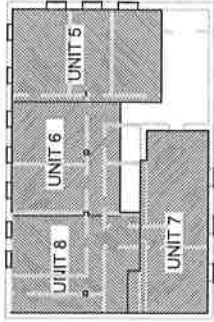
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FIRST FLOOR PLAN
& REFLECTED CEILING PLAN

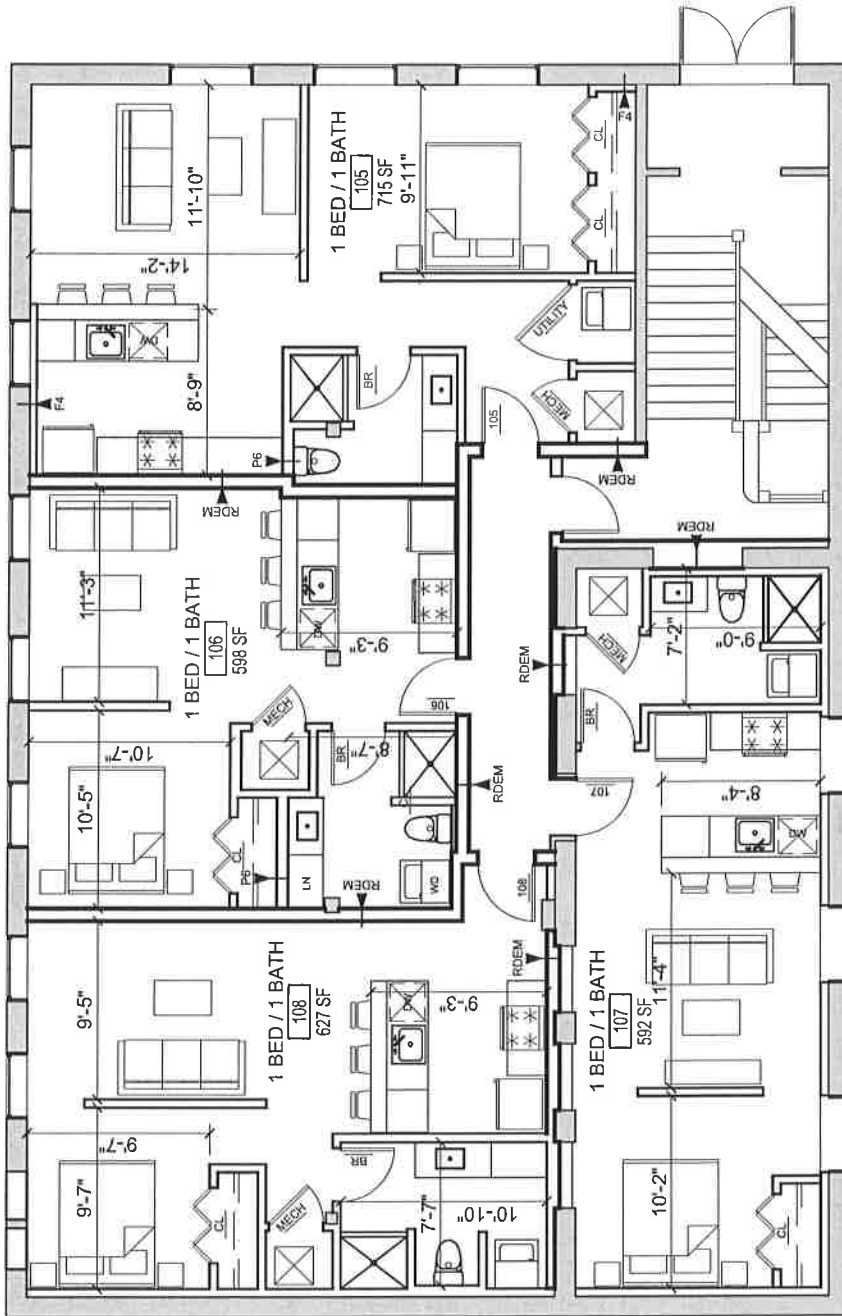
A1.1



J10	FLOOR PLAN - ROOF
A1.0	SCALE: 1/8" = 1'-0"



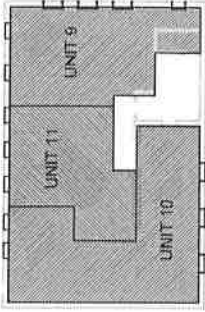
KEY PLAN



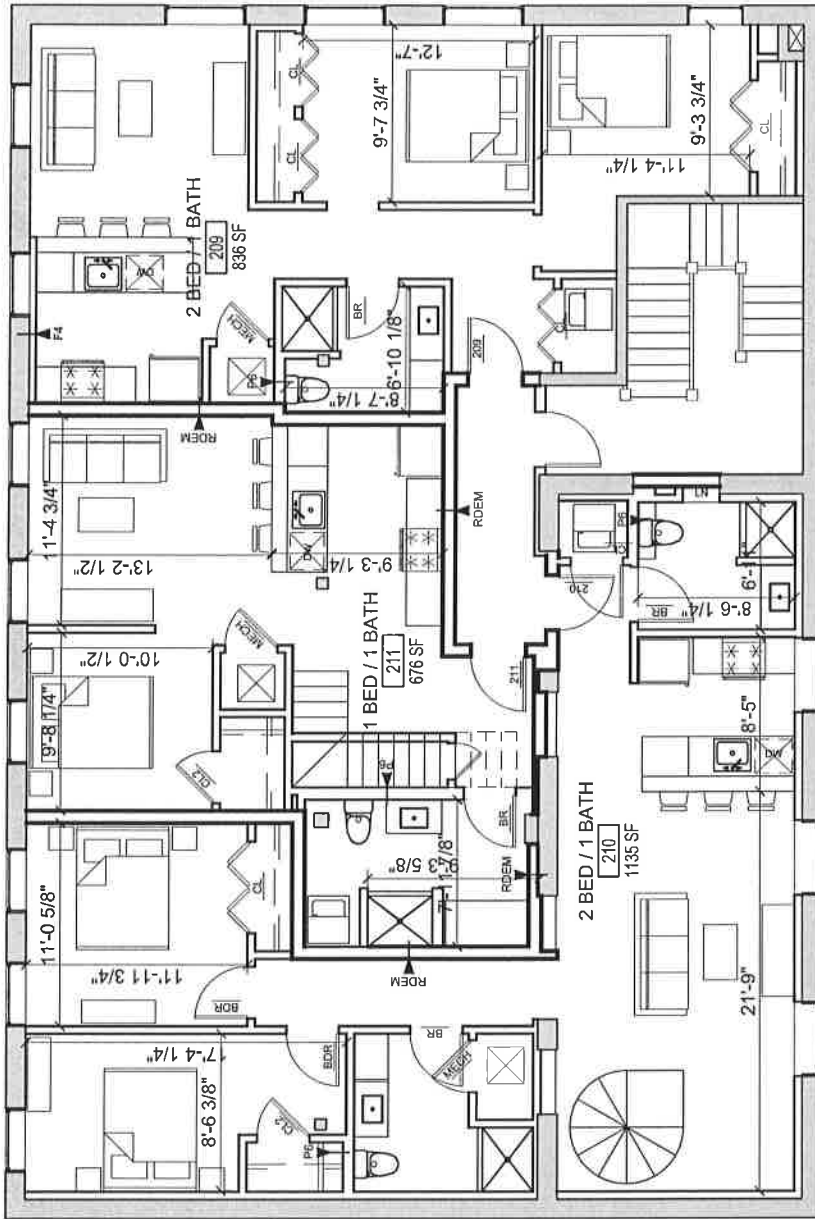
J1 FLOOR PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

A1.0



KEY PLAN



D10 FLOOR PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"

A1.0



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2015
Regular Meeting

Item H1

TIF Application

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

T & S Land Development LLC.

P.O. Box 2122

Grand Island, NE 68802

Telephone No.: 308-398-8501 Fax No.: 308-398-9501 Cell 308-380-0577

Contact:

Tom Pirnie

Brief Description of Applicant's Business:

T & S Land Development LLC is owned by J Thomas (Tom) and Susan D Pirnie.
Tom & Sue also have the controlling interest in GIX Logistics Inc. GIX Logistics
is a brokerage company that arranges for truck transportation services for their
customers.

Present Ownership Proposed Project Site:

T & S Land Development LLC purchased the property December 1, 2014

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

If the application is approved we intend to remodel the second floor to allow for expansion of the brokerage business. The building has 8,712 sq ft on each floor.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ NA_
B. Building	\$ 307,500

Construction Costs:

A. Renovation or Building Costs:	\$770,500
B. On-Site Improvements:	\$ NA

Soft Costs:

A. Architectural & Engineering Fees:	\$73,000
B. Financing Fees:	\$ unknown
C. Legal/Developer/Audit Fees:	\$NA
D. Contingency Reserves:	\$unknown
E. Other (Please Specify)	\$

TOTAL \$ 73,000

Total Estimated Market Value at Completion: \$ 1,306,953

Source of Financing:

A. Developer Equity:	\$
B. Commercial Bank Loan:	\$ 525,000
Tax Credits:	
1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 272,788
F. Other	\$

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

CANNON MOSS BRYGGER ARCHITECTS

208 N PINE STREET SUITE 301

GRAND ISLAND, NE 68801

PROJECT WILL BE PUT OUT FOR BID IF APPROVED

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

Project Construction Schedule:

Construction Start Date: OCT 2015

Construction Completion Date: July 2016

If Phased Project:

_____	Year	_____	%
Complete			
_____	Year	_____	%
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:

Successful completion of the remodeling of this building will allow GIX Logistics to continue its aggressive growth plans and stay in this location with the eventual goal of employing over 100 employees at this site.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing

for Proposed Project: TIF financing will make this site the best location for our future growth plans. I think the good paying jobs that come with our growth will be a big gain for Grand Island and more specifically downtown Grand Island.

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:

IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

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

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

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE KUAFMAN BUILDING LOCATED AT 308-312 W. 3RD STREET FOR OFFICE USES ON THE FIRST AND SECOND FLOORS 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 Kaufman Building into office space for more than 100 employees for GIX Logistics. The use of Tax Increment Finance is an integral part of the development plan and necessary to make this project affordable. The project will result in renovated commercial office space and an increased number of downtown employees at an existing Grand Island company. This project would not be possible without the use of TIF.

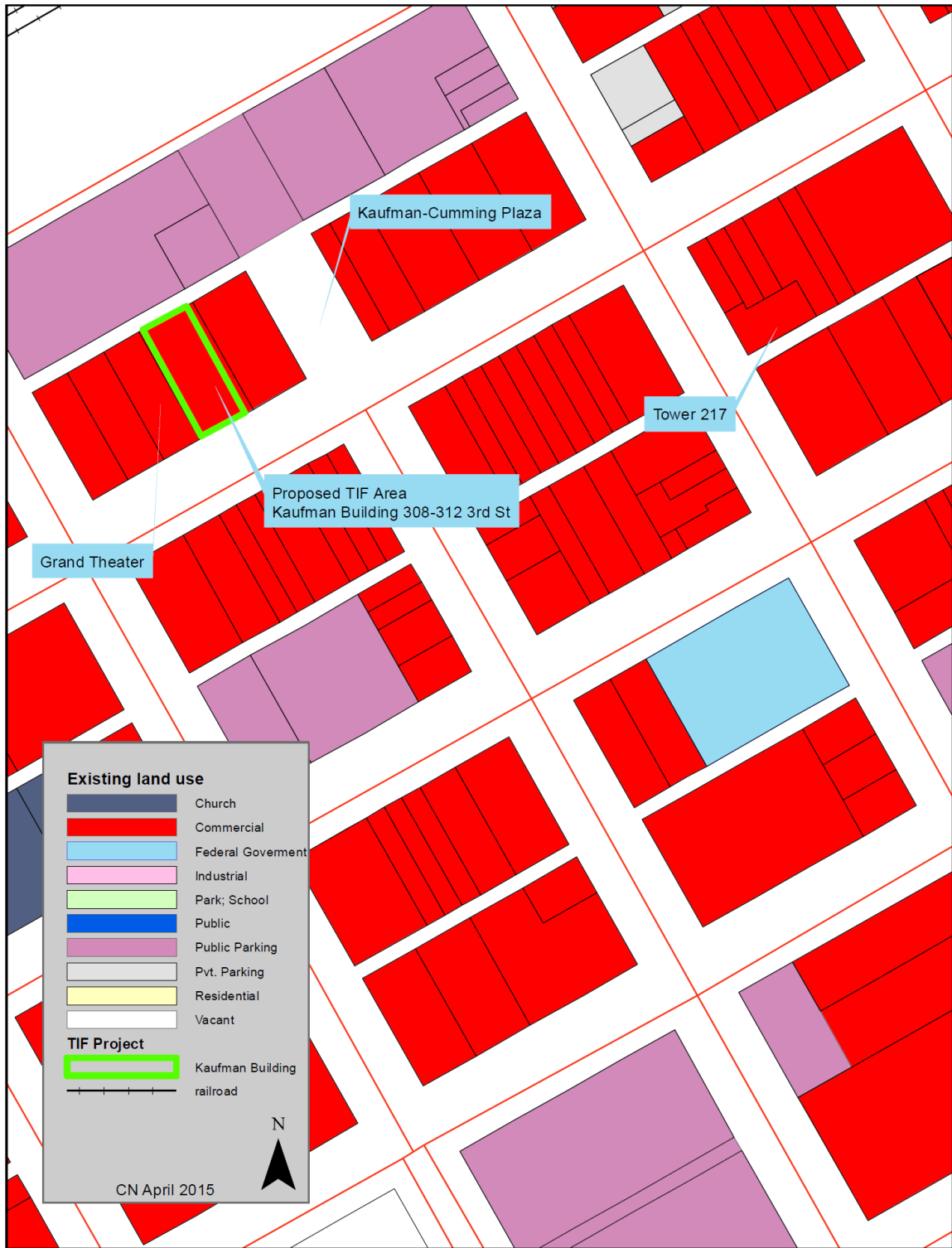
T & S Land Development LLC is the owner of the property. They purchased this property in December of 2014. The purchase price is not included as an eligible TIF activity. The first floor of the building is currently occupied by GIX Logistics and JEO Consulting. The second floor of the building is currently 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”)

308-312 W 3rd Street in Grand Island Nebraska Kaufman Building

Legal Descriptions: Lot 7, Block 57, 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 office space as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2017.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations.

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

a. Land Acquisition:

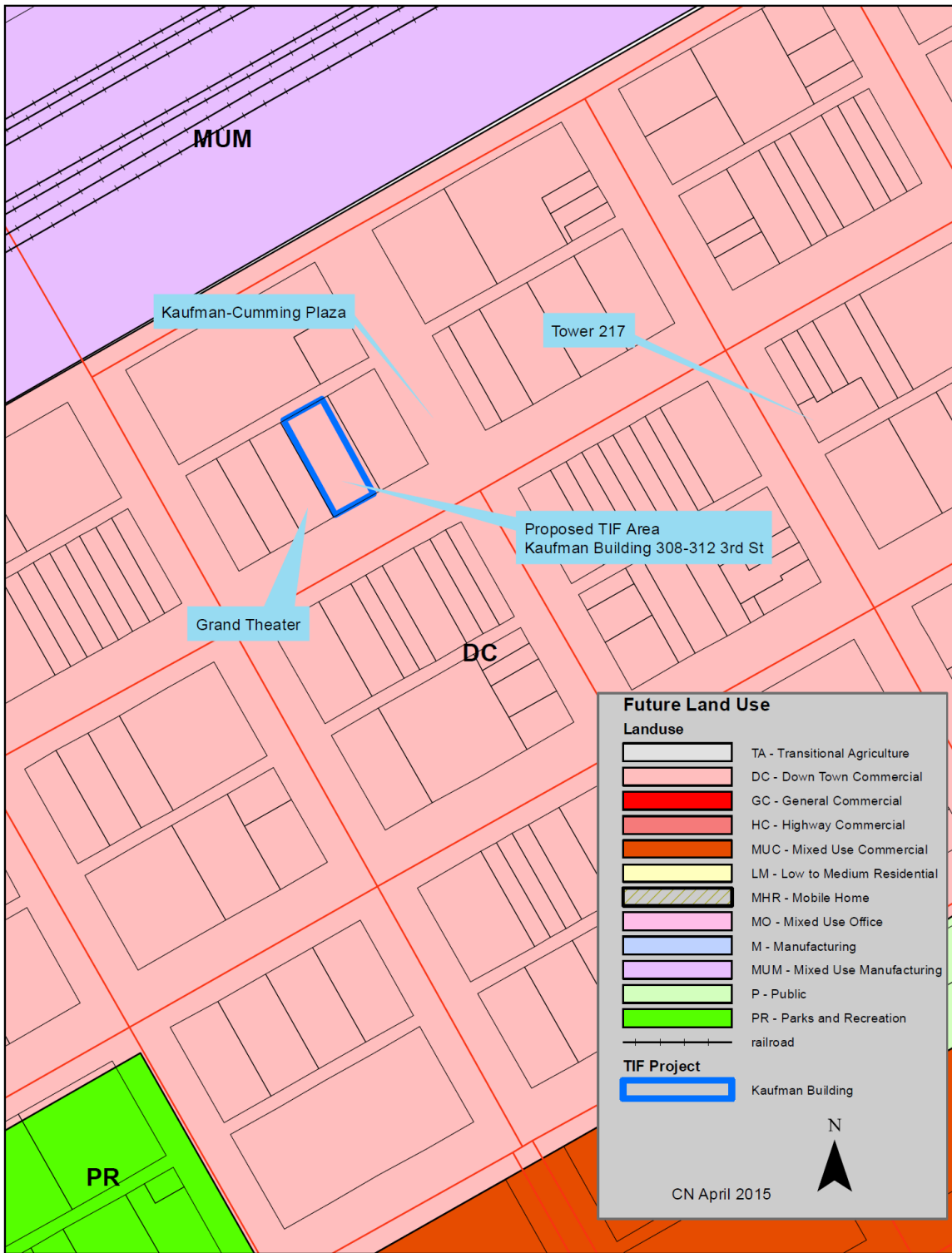
The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

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

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] Sue Pirnie is a member of the Authority and has disclosed this appropriately. As such she will not take part in any discussions or decisions regarding this application.

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 \$770,500. Planning related expenses for Architectural and Engineering services of \$73,000 and are

included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$6,600 are included as TIF eligible expense. The total of eligible expenses for this project is \$850,600.

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 \$272,788 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2017 through December 2032.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project is anticipated to be completed between September 2015 and December of 2016. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. This project will provide more base employment within the downtown. Additional downtown employees will support additional housing and retail services in the downtown area.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

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

Project Sources and Uses. Approximately \$273,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$886,000 in private sector financing; a private investment of \$3.25 for every TIF dollar investment.¹

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition		\$307,500	\$307,500
Site preparation			
Legal and Plan*		\$81,000	\$81,000
Building Costs			
Renovation	\$272,788	\$497,212	\$770,000
Personal Property			
Soft Costs			
TOTALS	\$272,788	\$885,712	\$1,158,500

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$310,720. Based on the 2013 levy this would result in a real property tax of approximately \$6,840. It is anticipated that the assessed value will increase by \$826,121 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$18,186 annually. The tax

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

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:	\$ 310,720
Estimated value after completion	\$ 1,136,841
Increment value	\$ 826,121
Annual TIF generated (estimated)	\$ 18,186
TIF bond issue	\$ 272,788

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

The redevelopment project area currently has an estimated valuation of \$310,720. The proposed redevelopment will create additional valuation of \$826,121. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

The proposed project will have no impact on other firms locating or expanding in the area.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers 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 increase the number of available positions within the city and strength and expand a locally owned company. This will also result in a larger employee base located in the Grand Island Downtown.

Time Frame for Development

Development of this project is anticipated to be completed during between August of 2015 and December 31 of 2016. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$272,788 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 \$770,000 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.

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

RESOLUTION NO. 194

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT PLAN TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this ____ day of _____, 2015.

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

By _____
Chairperson

ATTEST:

Secretary

312 W 3rd

EXHIBIT 1
REDEVELOPMENT PLAN AMENDMENT

312 W 3rd

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

RESOLUTION NO. 195

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this ___ day of _____, 2015.

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

By _____
Chairperson

ATTEST:

Secretary

312 W 3rd St

Exhibit 1

Attach a copy of the Redevelopment Contract

312 W 3rd St