



City of Grand Island

Tuesday, April 24, 2007

Council Session

Item E4

**Public Hearing on Tax Increment Financing for Pro Con
Handicapped Housing Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP CRA Director

Meeting: April 24, 2007

Subject: TIF Application from Procon Development LLC

Item #'s: E-4 & G-6

Presenter(s): Chad Nabity, AICP CRA Director

Background

Procon Development LLC has applied for tax increment financing for the development of 20 handicap accessible apartments on the south side of Capital Avenue east and west of Geddes Street in the City of Grand Island. The property is legally described as Lots 1 and 2 of Sunny Side Second Subdivision and Lots 1, 2 and 3 of Goodrich Second Subdivision. To extend tax increment financing through a redevelopment contract, the developer must obtain the approval of the Community Redevelopment Authority and obtain the approval of the Planning Commission prior to coming before the City Council for final approval. Procon Development LLC has obtained the approval of the Community Redevelopment Authority and has also obtained approval from the Regional Planning Commission at their April 4, 2007 meeting. This project was previously approved for tax increment financing in by the Grand Island City Council in June of 2005. No action was taken on that project and the project is being brought forward for final approval at this time. The developers expect to begin work on the project in the next 90 days. This project now comes before the City Council for final consideration for authorizing tax increment financing.

Discussion

Procon Development LLC, has submitted a redevelopment proposal in a timely manner to the Community Redevelopment Authority for consideration. The Community Redevelopment Authority has prepared the redevelopment contract for use in extending tax increment financing assistance to Procon Development LLC. Procon Development LLC proposes to build 20 handicap accessible apartments (5 building with 4 units in each building each unit approx 960 sq. ft. plus attached garage) This project will be built on a site on the south side of Capital Avenue east and west of Geddes Street. Following the CRA approval, the Hall County Planning Commission reviewed the amendment to the redevelopment plan for blight and substandard area number 5. They determined that the

proposed development is consistent with the existing zoning and future land use planned for the City of Grand Island and recommended approval. This proposed redevelopment contract, which would extend tax increment financing for fifteen years to this project is now before the City Council for consideration. The total tax increment financing allowed for this project may not exceed \$420,000 during this 15 year period.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

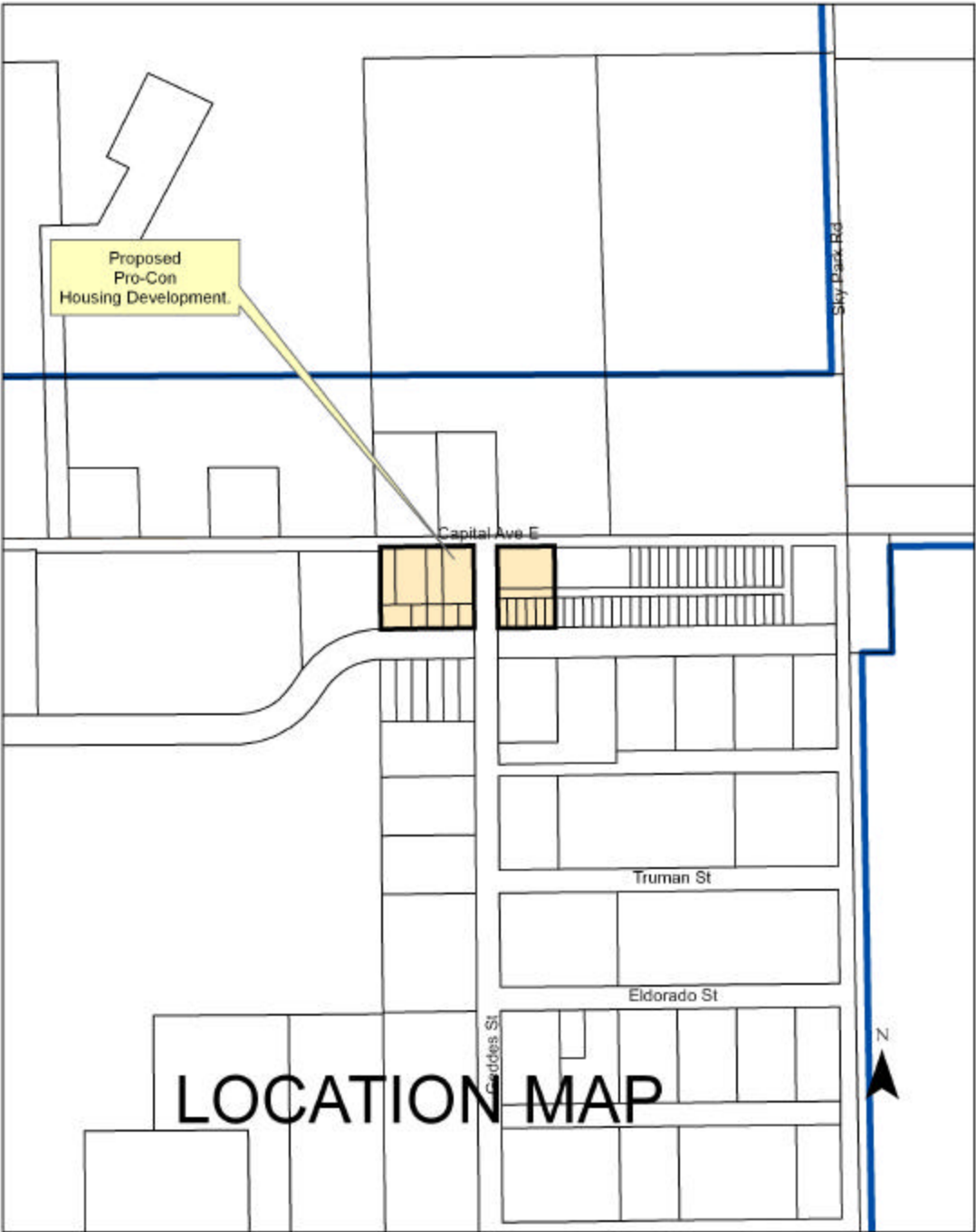
1. Move to approve the resolution authorizing the use of tax increment financing for the proposed project.
2. Not approve the use of tax increment financing for this project.
3. Postpone the issue to future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council approve the use of tax increment financing for this project.

Sample Motion

Motion to approve a resolution to use tax increment financing for the redevelopment project of Procon Development LLC.



REDEVELOPMENT CONTRACT

This Redevelopment Contract is made and entered into as of the ___ day of _____, 2007, by and between the Community Redevelopment Authority of the City of Grand Island, Nebraska (“Authority”) and Procon Development Company, L.L.C., (“Redeveloper”), whether one or more.

WITNESSETH:

WHEREAS, Authority is a duly organized and existing community redevelopment authority, a body politic and corporate under the law of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Contract, acting by and through its Chair or Vice Chair and Members;

WHEREAS, the City of Grand Island, Nebraska (the “City”), in furtherance of the purposes and pursuant to the provisions of Section 2 of Article VIII of the Nebraska Constitution and Sections 18-2101 to 18-2154, Reissue Revised Statutes of Nebraska, 1999, as amended (collectively the “Act”), has adopted a Redevelopment Plan for a blighted and substandard area designated by the City; and

WHEREAS, Authority and Redeveloper desire to enter into this Redevelopment Contract for acquisition and redevelopment of the redevelopment area;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein set forth, Authority and Redeveloper do hereby covenant, agree and bind themselves as follows:

ARTICLE I

DEFINITIONS AND INTREPRETATION

Section 1.01 Terms Defined in this Redevelopment Contract.

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Contract, such definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

“Act” means Section 12 of Article VIII of the Nebraska Constitution, Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, 1943, as amended, and acts amendatory thereof and supplemental thereto.

“City” means the City of Grand Island, Nebraska.

“Completion” means substantial completion of the Project as described on the attached Exhibit B.

“Governing Body” means the Mayor and City Council of the City, of Grand Island, Nebraska.

“Premises” or “Redevelopment Area” means all that certain real property situated in the City of Grand Island, Hall County, Nebraska, more particularly described as Exhibit A attached hereto and incorporated herein by this reference.

“Project” means the improvements to the Premises, as further described in Exhibit B attached hereto and incorporated herein by reference.

“Project Costs” means only costs or expenses incurred by Redeveloper to acquire, construct and equip the Project pursuant to the Act as identified on Exhibit C.

“Redevelopment Contract” means this redevelopment contract between Authority and Redeveloper dated _____, 2007, with respect to the Project.

“Redevelopment Plan” means the Redevelopment Plan for Area No. 5, prepared by the Authority and approved by the City pursuant to the Act, as amended from time to time.

“Resolution” means the Resolution of the Authority dated April 4, 2007, as supplemented from time to time, approving this Redevelopment Contract.

“TIF” Revenues” means incremental ad valorem taxes generated by the Project which are allocated to and paid to the Authority pursuant to the Act.

ARTICLE II

REPRESENTATIONS

Section 2.01 Representations by Authority.

Authority makes the following representations and findings;

(a) Authority is a duly organized and validly existing community redevelopment authority under the Act.

(b) The Redevelopment Plan has been duly approved and adopted by the City pursuant to Section 18-2116 and 18-2117 of the Act.

(c) The Authority deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper as specified herein.

(d) The Redevelopment Project will achieve the public purposes of the Act by, among other things, increasing employment, improving public infrastructure, increasing the tax base, and lessening conditions of blight and substandard in the Redevelopment Area.

Section 2.02 Representations of Redeveloper.

The Redeveloper makes the following representations:

(a) The Redeveloper is a Nebraska limited liability company having the power to enter into this Redevelopment Contract and perform all obligations contained herein and by proper action has been duly authorized to execute and deliver this Redevelopment Contract.

(b) The execution and delivery of the Redevelopment Contract and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of the Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Contract or, except as disclosed in writing to the Authority, as to any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) Any financial statements of the Redeveloper delivered to the Authority prior to the date hereof are true and correct in all respects and fairly present the financial condition of the Redeveloper and the Project as of the dates thereof; no materially adverse change has occurred in the financial condition reflected therein since the respective dates thereof; and no additional borrowings have been made by the Redeveloper since the date thereof except in the ordinary course of business, other than

the borrowing contemplated hereby or borrowings disclosed to or approved by the Authority.

ARTICLE III

OBLIGATIONS OF THE AUTHORITY

Section 3.01 Division of Taxes

In accordance with Section 18-2147 of the Act, the Authority hereby amends the Redevelopment Plan of the Authority by providing that any ad valorem tax on real property in the Project for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as provided in Section 18-2147 of the Act or until \$420,000.00 is provided through TIF, whichever occurs sooner. The effective date of this provision shall be January 1, 2008.

Section 3.02 TIF Pledge of Revenues.

Authority shall not incur TIF indebtedness in the form of a principal amount bearing interest but, rather, hereby pledges to the Redeveloper and its Lender that the Authority will pay, semi-annually, the TIF Revenues to Redeveloper's Lender as additional security for the payment of the indebtedness incurred by Redeveloper for funding the Redevelopment Project.

Section 3.03 Payment.

Authority will pay to Redeveloper's Lender the proceeds of the TIF Revenues derived from Redeveloper's semi-annual payment of ad valorem taxes on the real property included in the Redevelopment Project. If such real estate taxes are not paid by Redeveloper, no TIF Revenues will be generated to enable the Authority to pay TIF Revenues to the Redeveloper.

Section 3.04 Creation of Fund.

Authority will create a special fund to collect and hold the TIF Revenues. Such special fund shall be used for no purpose other than to pay TIF Revenues pursuant to Sections 3.02 and 3.03 above.

ARTICLE IV

OBLIGATIONS OF REDEVELOPER

Section 4.01 Construction of Project; Insurance

(a) Redeveloper will complete the Project and install all equipment necessary to operate the Project. Redeveloper shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Project. Until construction of the Project has been completed, Redeveloper shall make reports in such detail and at such times as may be reasonably requested by the Authority as to the actual progress of Redeveloper with respect to construction of the Project. Promptly after completion by the Redeveloper of the Project, the Redeveloper shall furnish to the Authority a Certificate of Completion. The certification by the Redeveloper shall be a conclusive determination of satisfaction of the agreements and covenants in this Redevelopment Contract with respect to the obligations of Redeveloper and its successors and assigns to construct the Project.

(b) Any contractor chosen by the Redeveloper or the Redeveloper itself shall be required to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability and completed operations and a penal bond as required by the Act. The Authority and the Redeveloper shall be named as additional insureds. Any contractor chosen by the Redeveloper or the Redeveloper itself, as an owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof. This insurance shall insure against the perils of fire and extended coverage shall include "All Risk" insurance for physical loss or damage. The contractor or the Redeveloper, as the case may be, shall furnish the Authority with a Certificate of Insurance evidencing policies as required above. Such certificates shall state that the insurance companies shall give the Authority prior written notice in the event of cancellation of or material change in any of the policies.

Sections 4.02 Reserved.

Section 4.03 Redeveloper to Operate Project.

Except as provided in Section 4.08 hereof, Redeveloper will operate the Project for not less than 15 years from the effective date of the provision specified in Section 3.01 of this Redevelopment Contract.

Section 4.04 Authority Costs.

Redeveloper shall pay to Authority on the date of execution of this Redevelopment Contract, the sum of \$1,300.00 to reimburse the Authority for its fees incurred in connection with this Redevelopment Contract.

Section 4.05 No Discrimination.

Redeveloper agrees and covenants for itself, its successors and assigns that as long as this Redevelopment Contract is in effect, it will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Project, Redeveloper will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws related to the Project.

Section 4.06 Pay Real Estate Taxes.

Redeveloper intends to create a taxable real property valuation of the Project of \$1,400,000.00 no later than June 1, 2008. During the term of this contract, Redeveloper will (1) not protest a real estate property valuation on the Premises of \$1,400,000.00 or less after substantial completion or occupancy; (2) not convey the Premises or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes; and (3) cause all real estate taxes and assessments levied on the Premises to be paid prior to the time such become delinquent.

Section 4.07 Reserved.

Section 4.08 No Assignment or Conveyance.

Redeveloper shall not convey, assign or transfer the Premises, the Project or any interest therein prior to the termination of the 15 year period commencing on the effective date specified in Section 3.01 hereof, without the prior written consent of the Authority, which shall not be unreasonably withheld and which the Authority may make subject to any terms or conditions it deems appropriate, except for the following conveyances, which shall be permitted without consent of Authority:

(a) any conveyance as security for indebtedness (i) previously incurred by Redeveloper or incurred by Redeveloper after the effective date for Project Costs or any subsequent physical improvements to the premises with the outstanding principal amount of all such indebtedness (whether incurred prior to or after the effective date of this Agreement) secured by the Premises (ii) any additional or subsequent conveyance as security for indebtedness incurred by Redeveloper for Project Costs or any subsequent physical improvements to the premises provided that any such conveyance shall be subject to the obligations of the Redeveloper pursuant to this Redevelopment Contract;

(b) if Redeveloper is an individual, any conveyance to Redeveloper's spouse, or to Redeveloper's spouse or issue pursuant to bequest or the laws of intestacy upon the death of Redeveloper;

(c) any conveyance to a limited partnership or limited liability company so long as Redeveloper is general partner or manager of the entity.

ARTICLE V

FINANCING REDEVELOPMENT PROJECT; ENCUMBRANCES

Section 5.01 Financing.

Redeveloper shall pay all Project Costs, and prior to commencing Redeveloper shall provide Authority with evidence satisfactory to the Authority that private funds have been committed to the Redevelopment Project in amounts sufficient to complete the Redevelopment Project.

Section 5.02 Encumbrances.

Redeveloper shall not create any lien, encumbrance or mortgage on the Project or the Premises except encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Premises.

ARTICLE VI

DEFAULT, REMEDIES; INDEMNIFICATION

Section 6.01 General Remedies of Authority and Redeveloper.

Subject to the further provisions of this Article VI, in the event of any failure to perform or breach of this Redevelopment Contract or any of its terms or conditions, by either party hereto or any successor such party, such party, or successor,

shall, upon written notice from the other, proceed immediately to commence such actions as may be reasonably designed to cure or remedy such failure to perform or breach which cure or remedy shall be accomplished within a reasonable time by the diligent pursuit of corrective action. In case such action is not taken, or diligently pursued, or the failure to perform or breach shall not be cured or remedied within a reasonable time, this Redevelopment Contract shall be in default and the aggrieved party may institute such proceedings as may be necessary or desirable to enforce its rights under this Redevelopment Contract, including, but not limited to, proceedings to compel specific performance by the party failing to perform or in breach of its obligations.

Section 6.02 Additional Remedies of Authority.

In the event that:

(a) The Redeveloper, or successor in interest, shall fail to complete the construction of the Project on or before September 1, 2008, or shall abandon construction work for any period of 90 days;

(b) The Redeveloper, or successor in interest, shall fail to pay real estate taxes or assessments on the Premises or any part thereof when due, and such taxes or assessments shall not have been paid, or provisions satisfactory to the Authority made for such payment within 30 days following written notice from Authority; or

(c) There is, in violation of Section 4.08 of this Redevelopment Contract, transfer of the Premises or any part thereof, and such failure or action by the Redeveloper has not been cured within 30 days following written notice from Authority, then the Redeveloper shall be in default of this Redevelopment Contract.

In the event of such failure to perform, breach or default occurs and is not cured in the period herein provided, the parties agree that the damages caused to the Authority would be difficult to determine with certainty and that a reasonable estimation of the amount of damages that could be incurred is the amount of the unpaid TIF payment remaining pursuant to Section 3.03 of this Redevelopment Contract plus interest as provided herein (the "Liquidated Damages Amount"). The Liquidated Damages Amount shall be paid by Redeveloper to Authority within 30 days of demand from Authority.

Interest shall accrue on the Liquidated Damages Amount at the rate of one percent (1%) over the prime rate as published and modified in the Wall Street Journal

from time to time and interest shall commence from the date that the Authority gives notice to the Redeveloper demanding payment.

Payment of the Liquidated Damages Amount shall not relieve Redeveloper of its obligation to pay real estate taxes or assessments with respect to the Project.

Section 6.03 Remedies in the Event of Other Redeveloper Defaults.

In the event the Redeveloper fails to perform any other provisions of this Redevelopment Contract (other than those specific provisions contained in Section 6.02), the Redeveloper shall be in default. In such an instance, the Authority may seek to enforce the terms of this Redevelopment Contract or exercise any other remedies that may be provided in this Redevelopment Contract or by applicable law; provided, however, that the default covered by this Section shall not give rise to a right of rescission or termination of this Redevelopment Contract, and shall not be covered by the Liquidated Damages Amount.

Section 6.04 Enforced Delay Beyond Party's Control.

For the purposes of any of the provisions of this Redevelopment Contract, neither the Authority nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of or default in its obligations with respect to the conveyance or preparation of the Premises for redevelopment, or the beginning and completion of the construction of the Project, or progress in respect thereto, in the event of enforced delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God, or of the public enemy, acts of the Government, acts of the other party, fires, flood, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather or delays in subcontractors due to such causes; it being the purpose and intent of this provision that in the event of this occurrence of any such enforced delay, the time or times for performance of the obligations of the Authority or of the Redeveloper with respect to construction of the Project, as the case may be, shall be extended for the period of the enforced delay: Provided, that the party seeking the benefit of the provisions of this section shall, within thirty (30) days after the beginning of any such enforced delay,

have first notified the other party thereof in writing, and of the cause or causes thereof and requested an extension for the period of the enforced delay.

Section 6.05 Limitation of Liability; Indemnification.

Notwithstanding anything in this Article VI or this Redevelopment Contract to the contrary, neither Authority, City, nor their officers, directors, employees, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Contract. The obligation of the Authority shall be limited solely to the TIF Revenues pledged as security for the Redeveloper's financing. Specifically, but without limitation, neither City nor Authority shall be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. The Redeveloper releases the Authority and the City from, agrees that the Authority and the City shall not be liable for, and agrees to indemnify and hold the Authority and the City harmless from any liability for any loss or damage to property or any injury to or death of any persons that may be occasioned by any cause whatsoever pertaining to the Project.

The Redeveloper will indemnify and hold each of the Authority and the City and their directors, officers, agents, employees and members of their governing bodies free and harmless from any loss, claim, damage, demand, tax, penalty, liability disbursement, expense, including litigation expenses, attorneys' fees and expenses, or court costs arising out of any damage or injury, actual or claimed, of whatsoever kind or character, to property (including loss of use thereof) or persons, occurring or allegedly occurring in, on or about the Project during the term of this Redevelopment Contract or arising out of any action or inaction of Redeveloper, injury, actual or claimed, of whatsoever kind or character, to property (including loss of use thereof) or persons, occurring or allegedly occurring in, on or about the Project during the term of this Redevelopment Contract or arising out of any action or inaction of Redeveloper, whether or not related to the Project, or resulting from or in any way related to the enforcement of this Redevelopment Contract or any other cause pertaining to the Project.

ARTICLE VII

MISCELLANEOUS

Section 7.01 Notice Recording.

A notice memorandum of this Redevelopment Contract shall be recorded with the County Register of Deeds in which the Premises is located.

Section 7.02 Governing Law.

This Redevelopment Contract shall be governed by the laws of the State of Nebraska, including but not limited to the Act.

Section 7.03 Binding Effect; Amendment.

This Redevelopment Contract shall be binding on the parties hereto and their respective heirs, personal representatives, devisees, successors and assigns. This Redevelopment Contract shall run with the Premises. The Redevelopment Contract shall not be amended except by a writing signed by the party to be bound.

IN WITNESS WHEREOF, Authority and Redeveloper have signed this Redevelopment Contract as of the date and year first above written.

REDEVELOPMENT	COMMUNITY
ATTEST:	AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

By:_____

Its Chair

COMPANY,

PROCON DEVELOPMENT
L.L.C.

By

K.C. Hehnke

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this ____ day of _____, 2007, by Barry G. Sandstrom and Chad Naby, Chair and Director, respectively, of the Community Redevelopment Authority of the City of Grand Island, Nebraska, on behalf of the Authority.

(SEAL)

Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this _____ day
of _____, 2007 by Procon Development Company, L.L.C. by K.C.
Hehnke, Manager.

(SEAL)

Notary Public

EXHIBIT A

DESCRIPTION OF PREMISES

Lots One (1), Two (2), and Three (3), Goodrich Second Subdivision in the City of Grand Island, Hall County, Nebraska

Known as 1703, 1711 and 1719 E. Capital Avenue

and

Lots One (1) and Two (2), Sunny Side Second Subdivision in the City of Grand Island, Hall County, Nebraska

Known as 1803 and 1809 E. Capital Avenue

EXHIBIT B

DESCRIPTION OF PROJECT

Construction of five separate four-plex handicapped accessible apartments with garages.
Each four-plex shall contain approximately 5,712 square feet of space.

EXHIBIT C

CONSTRUCTION COSTS

Land Cost

Land	\$125,000.00	\$125,000.00
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Sewer & Water

Plumbing Contractor	\$92,000.00	\$92,000.00
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Street Paving

Pave Geddes Street 1 block	\$90,000.00	\$90,000.00
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Fees

Cannon Moss Brygger	\$12,000.00	
Rockwell & Associates	\$16,000.00	
Financing Fees	\$20,000.00	
Total Fees	\$48,000.00	\$48,000.00

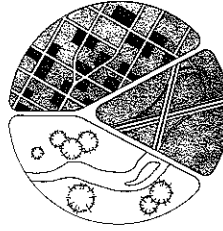
Construction Costs Per 4-plex

General Construction	\$167,000.00
Electrical Contractor	\$18,000.00
Plumbing Contractor	\$16,000.00
Heating & A/C Contractor	\$14,000.00
Painting Contractor	\$6,000.00
Cabinet Allowance	\$8,000.00
Carpet Allowance	\$2,000.00
Appliance Allowance	\$4,000.00
Handicapped Railings	\$4,000.00
Landscaping	\$10,000.00
Misc. Items (Blinds, Mailboxes, etc)	\$5,000.00

Total Construction Cost	\$254,000 × 5 units	\$1,270,000.00
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Contingency Reserves	\$80,000.00	\$80,000.00
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Estimated Total Cost of Project		\$1,705,000.00
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THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

April 5, 2007

Honorable Hornady, Mayor
And Members of the Council
City Hall
Grand Island, NE 68801

Dear Mayor and Members of the Council:

RE: Amendment to Redevelopment Plan for Blight & Substandard Area #5

At the regular meeting of the Regional Planning Commission, held April 4, 2005, the above item was considered following a public hearing. This application proposes to use TIF for development of handicapped accessible apartments on properties located along Capital Avenue and Geddes Street in Blight and Substandard Area #5.

Nabity said this is consistent with the existing zoning and future land use plan for the City of Grand Island and recommended approval.

No members of the public were present to comment on the proposed redevelopment plan in blight and substandard area #5.

A motion was made by Hayes and seconded by Miller to **approve** and recommend that the Grand Island City Council **approve** the development plan as submitted

A roll call vote was taken and the motion passed with 8 members present (Reynolds, Haskins, O'Neill, Niemann, Miller, Bredthauer, Hayes, Ruge) voting in favor.

Yours truly,

Chad Nabity AICP
Planning Director

cc: Community Redevelopment Authority

Proposed
Pro-Con
Housing Development.

Capital Ave E

Sky Park Rd

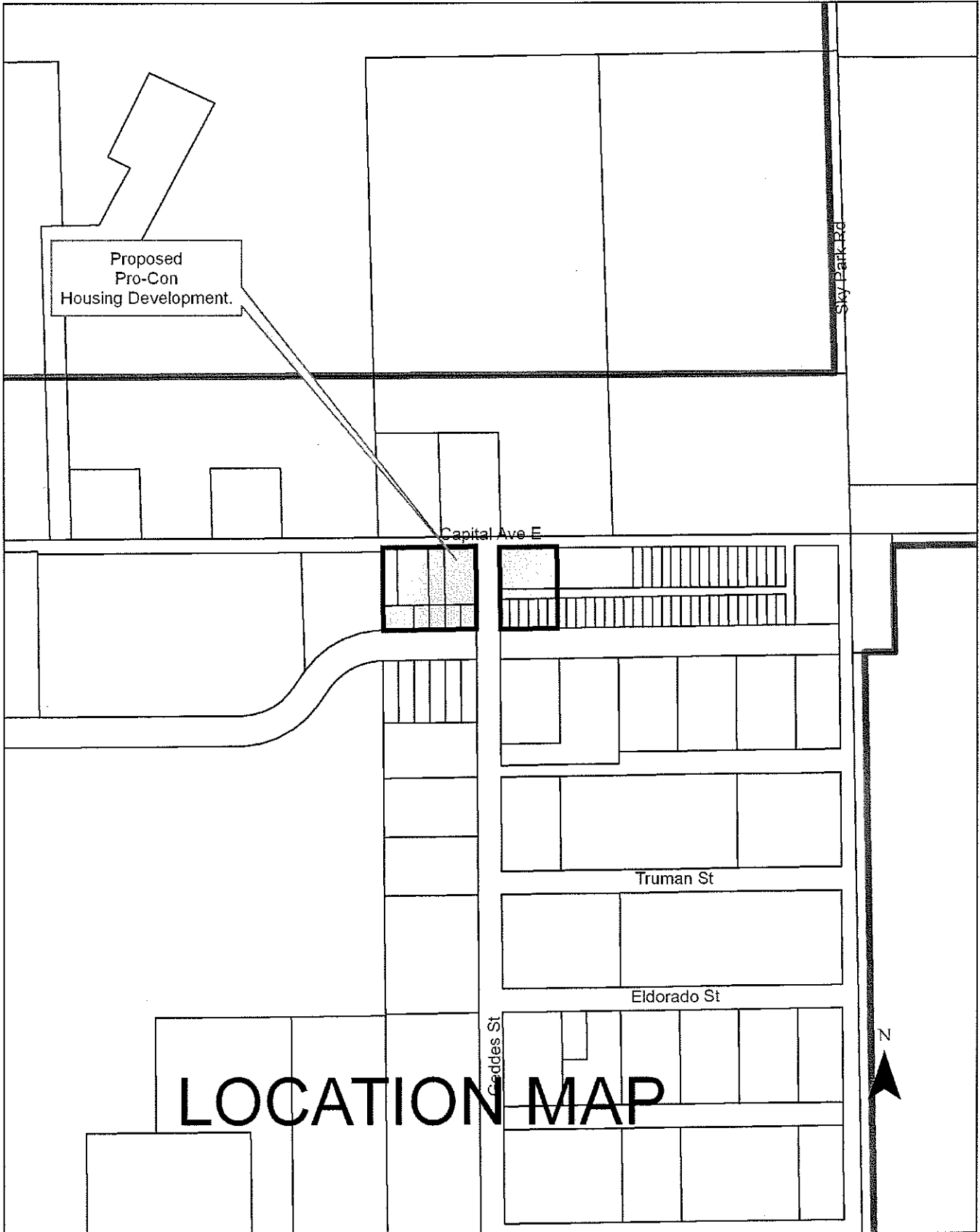
Truman St

Eldorado St

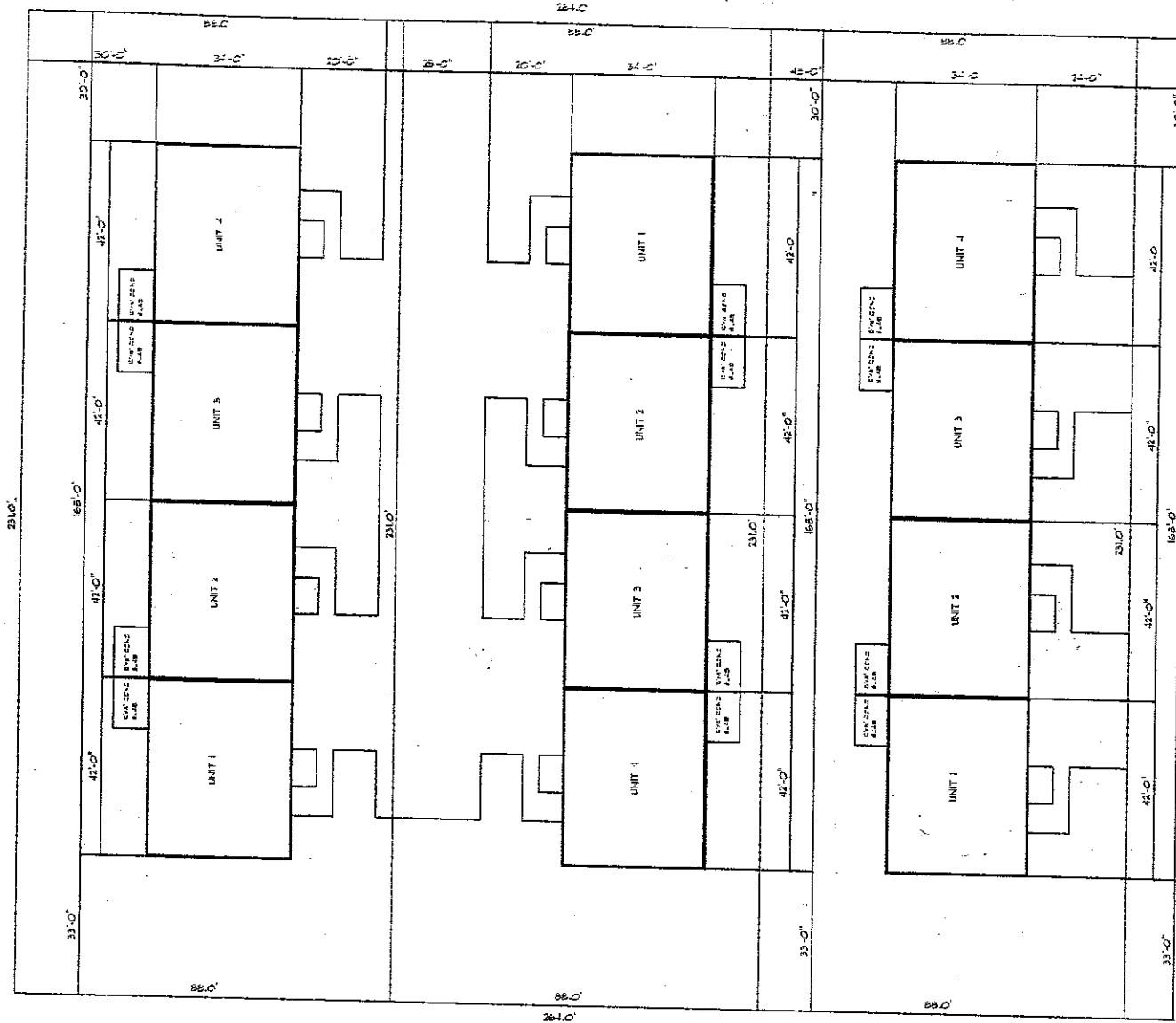
Caddes St

N

LOCATION MAP

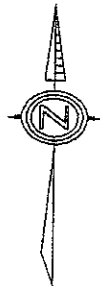
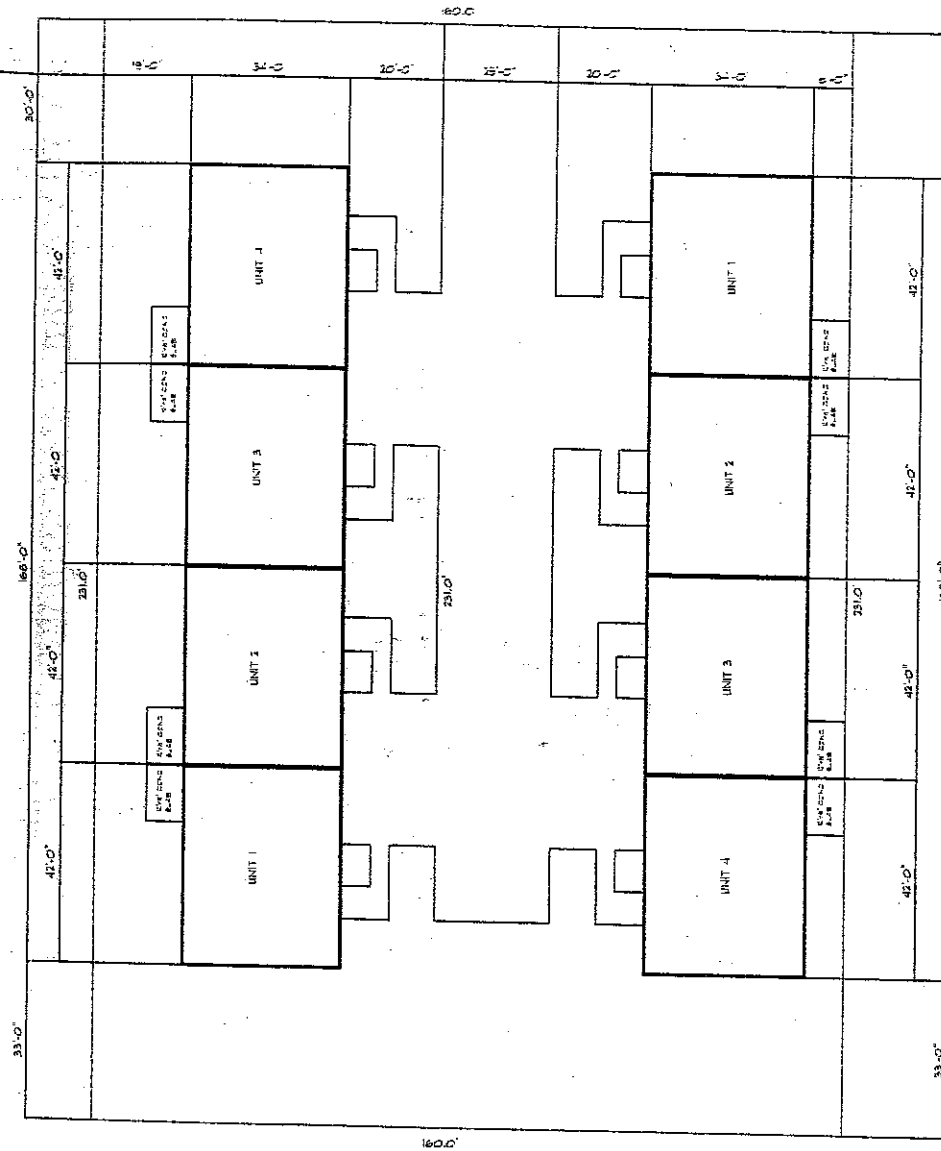


CAPITAL AVENUE



CAPITAL AVENUE

GEDDES STREET



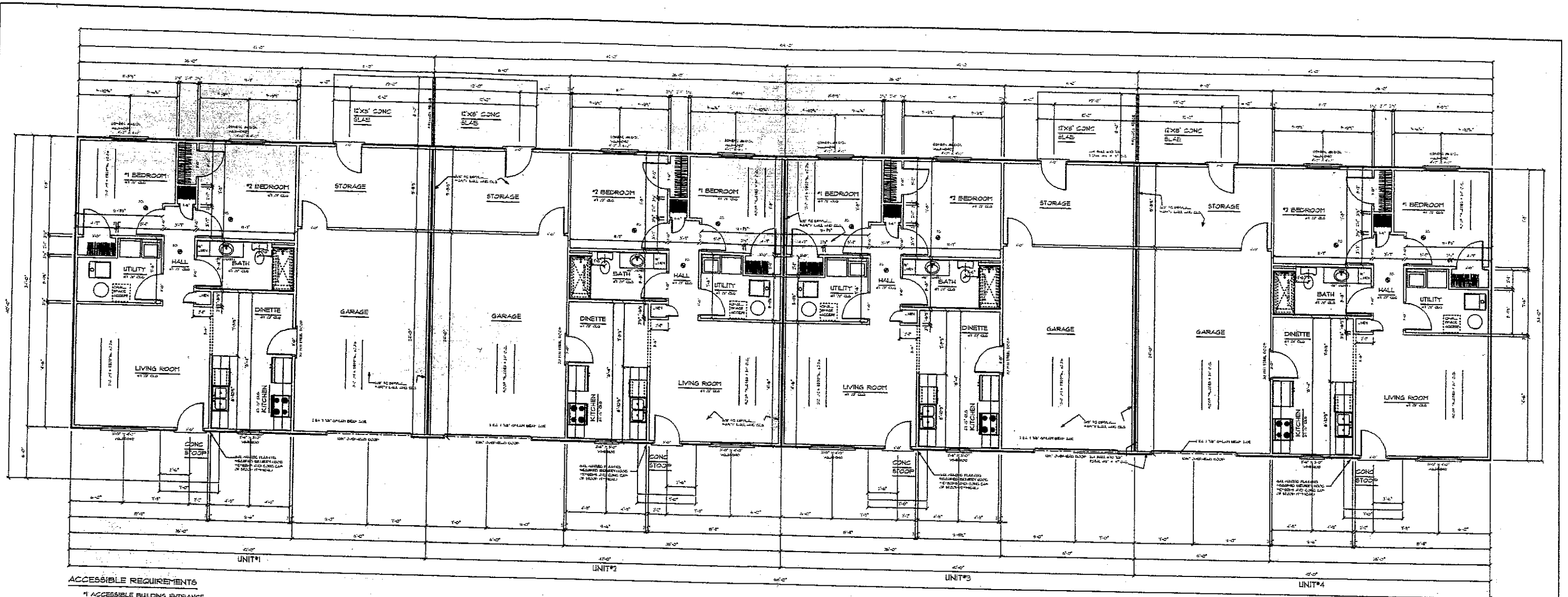
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
 BLOCK 1
 GOODRICH SUBDIVISION
 CITY OF GRAND ISLAND

PLOT PLAN:
 1"=20'



LOT 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
 BLOCK 0
 SUNNY SIDE SUBDIVISION
 CITY OF GRAND ISLAND

PLOT PLAN:
 1"=20'



ACCESSIBLE REQUIREMENTS

***1 ACCESSIBLE BUILDING ENTRANCE-**

ACCESSIBLE PORTAL REQUIRES 48" MIN. CLEARANCE FROM 48" MIN. WALKWAY AND NOT BE OPEN ON EITHER SIDE UNLESS OPENED UP AND BY THE OTHER SIDE. REQUIRES 24" MIN. CLEARANCE FROM 48" MIN. WALKWAY TO EITHER SIDE. REQUIRES 24" MIN. CLEARANCE FROM 48" MIN. WALKWAY TO EITHER SIDE. REQUIRES 24" MIN. CLEARANCE FROM 48" MIN. WALKWAY TO EITHER SIDE. REQUIRES 24" MIN. CLEARANCE FROM 48" MIN. WALKWAY TO EITHER SIDE.

***2 ACCESSIBLE PUBLIC AND COMMON USE AREAS-**

ACCESSIBLE PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL HANDICAPS. ACCESSIBLE PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL HANDICAPS. ACCESSIBLE PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL HANDICAPS.

***3 ACCESSIBLE DOORS-**

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***4 ACCESSIBLE ROUTE THROUGH DWELLING-**

ACCESSIBLE ROUTE THROUGH DWELLING MUST BE MAINTAINED. ACCESSIBLE ROUTE THROUGH DWELLING MUST BE MAINTAINED. ACCESSIBLE ROUTE THROUGH DWELLING MUST BE MAINTAINED. ACCESSIBLE ROUTE THROUGH DWELLING MUST BE MAINTAINED.

***5 SWITCHES, OUTLETS, AND ENVIRONMENTAL CONTROLS-**

SWITCHES, OUTLETS, AND ENVIRONMENTAL CONTROLS MUST BE ACCESSIBLE. SWITCHES, OUTLETS, AND ENVIRONMENTAL CONTROLS MUST BE ACCESSIBLE. SWITCHES, OUTLETS, AND ENVIRONMENTAL CONTROLS MUST BE ACCESSIBLE.

***6 USABLE KITCHENS AND BATHROOMS-**

USABLE KITCHENS AND BATHROOMS MUST BE ACCESSIBLE. USABLE KITCHENS AND BATHROOMS MUST BE ACCESSIBLE. USABLE KITCHENS AND BATHROOMS MUST BE ACCESSIBLE.

***7 REINFORCED WALLS FOR GRAB BARS-**

REINFORCED WALLS FOR GRAB BARS MUST BE INSTALLED. REINFORCED WALLS FOR GRAB BARS MUST BE INSTALLED. REINFORCED WALLS FOR GRAB BARS MUST BE INSTALLED.

FLOOR PLAN:

SCALE: 1/4" = 1'-0"

<p>BUILDER'S WAREHOUSE LUMBER & BUILDING CENTER</p>	<p>COMPLEX DESIGNED FOR: UNION PARTNERSHIP</p>	<p>DATE: NOV 1988</p>
	<p>PROJECT NO.: 100-1000</p>	<p>SCALE: 1/4" = 1'-0"</p>
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