

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, February 19, 2018 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, February 16, 2018. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of January 16, 2018
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2018-006.** Public hearing at the request of the City Engineer for the 2019-2024 One and Six Year Street Improvement Plan.
 - b. **2018-007.** Public hearing at the request of Hastings Lodging 2 for Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska concerning Lot 4, Block 1 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.
 - c. **2018-008.** Public hearing at the request of DJ & R Investments LLC for Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska.

Planning Commission Agenda

February 19, 2018

Page 2

- d. **2018-009.** Public hearing at the request of West Fork Inc. for a Conditional Use Permit for self-storage units at a parcel of land being all of that portion of Block 11, M.J. Smith's Addition to the City of Hastings, Adams County, Nebraska lying Northeasterly of a line that is parallel with and 100 feet distance Northeasterly, measured at right angles, from the centerline of the main line of the St. Joseph and Grand Island Railway Company as presently constructed and operated; generally located south of D Street and west of California Avenue.
 - e. **2018-010.** Public hearing at the request of Bruna Enterprises, LLC for Ordinance No. 4547, to amend the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.
 - f. **2018-011.** Public hearing at the request of Bruna Enterprises, LLC to consider a change of zoning from "RP-3 Multiple-family Planned Residential" to C-O "Commercial Office" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.
10. Subdivisions
- a. **2018-012.** Consideration of a Preliminary/Final Plat for West Fork South Subdivision, a replat of part of Block 11, MJ Smith's Addition in the City of Hastings, Adams County, Nebraska.
11. Reports
- a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, January 16, 2018

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on January 16, 2018.

The meeting was called to order at 4:00 p.m. in Regular Session by Chairman Rosenberg with the following members present: Jodi Graves, Dave Johnson, Megan Arrington-Williams, Charles Rosenberg, Gavin Raitt. Absent: Lou Kully, Marshall Gaines, Mac Rundle, Rakesh Srivastava, Dale Hamburger.

The Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Graves, seconded by Raitt, to adopt the current agenda for the January 16, 2018, Planning Commission meeting. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

Chair Rosenberg read the Public Notice. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Johnson, seconded by Arrington-Williams, to approve the minutes for the December 18, 2017, Planning Commission meeting. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

7. Special Order of Business

a. Consider a recommendation for a Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska, generally located north of Lakeridge Drive and west of Wendell Drive.

Al Meyer, Hastings Utilities. This is the first application for the Developer Incentive Policy which was approved by City Council in 2017. This agreement was approved by the Utility Board on January 11, 2018, and includes the water and sewer project. The total cost of the project is \$268,000.00 with a cost share between the developer and Hastings Utilities. This project will develop more residential units. Recommendation for approval is requested.

Moved by Johnson, seconded by Graves, to recommend approval of the Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

9. Public Hearings.

a. 2018-002. Public hearing for a request to consider proposed Plan Modification #12.19.17 to Redevelopment Plan 1 for the following property: the South Seventy-four and One-half (74.5) feet of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lyman's Addition to the City of Hastings, Adams County, Nebraska also addressed as 109 North Burlington Avenue, Hastings, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the developer, Scott and Tracy Bell, are interested in the property at 109 N. Burlington Ave., commonly known as the Acme Building. They would like to redevelop the building, including the basement. The total redevelopment would be 30,000 square feet, including ADA access on the south side of the building, garage addition on the west and used for owner-occupied residential, assembly and commercial uses. Staff supports a recommendation for approval of the Plan Modification without condition.

Randy Chick, 520 W. 1st St., #200, Hastings, NE. This is a new redevelopment project for the downtown area. A blight and substandard study was approved for Redevelopment Area #1. While this was declared a blight and substandard area back in 1988, a formal study was not done at that time. Due to a State Auditor request, the study was done. A general Redevelopment Plan was also done at that time. This is a site specific Plan Modification to identify the developer and the development that will take place. The project is \$2-3 million and would add an owner-occupied home to the third level, commercial space and potential assembly space. Façade work will also take place, and the Imperial Mall sign on the south side would be removed. Planning Commission's recommendation for approval is requested.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Raitt, to recommend approval of Plan Modification #12.19.17 to Redevelopment Plan I for the South Seventy-four and One-half feet of Lots One through Five of Lyman's Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

b. 2018-003. Public hearing for Shadow Ridge 8th Addition, a .93 acre addition to the City of Hastings, Adams County, Nebraska, located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open

Don Threewitt stated this application is an addition to the City. At the time Shadow Ridge 7th was approved, the developer had not finalized plans for the layout of these lots. Staff has reviewed this and worked with the developer to refine the plat. Staff supports a recommendation for approval without condition.

The Chair declared the public hearing closed.

Moved by Arrington-Williams, seconded by Johnson, to recommend approval of Shadow Ridge 8th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

10. Subdivisions

a. 2018-004. Consider a final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska generally located abutting Merle Avenue North of Lakeridge Drive.

Don Threewitt stated this is two tracts of land which includes 11 lots north of Merle Avenue. Staff has worked with the developer and supports a recommendation for approval without condition.

Moved by Johnson, seconded by Raitt, to recommend approval of the final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

b. 2018-005. Consider a final plat for Hastings Commons Subdivision No. 2, a replat of Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this property abuts the future 31st Street extension that is a part of North Park Commons. It is on the existing development north of the Dunham's Sports and east of Rivals Bar and Grill with two lots for Hastings Commons Subdivision. The property is zoned C-3, Commerical Business which fits with the proposed developments. Staff supports a recommendation for approval without condition.

Moved by Graves, seconded by Arrington-Williams, to recommend approval of Hastings Commons Subdivision No. 2. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

11. Reports

The Chair discussed the Ad Hoc Committee. The Committee met on January 10th with Rakesh Srivastava, Dale Hamburger, Don Threewitt, and Charles Rosenberg from the City. Judy Mignery, Dean Rolls and Jim Kostal represented the County. An informal discussion was held. The next meeting is February 7th at 5:30 – 6:30 p.m. in the Development Services Conference Room.

The Chair requested an e-mail from Staff reminding the Commissioners of the upcoming meeting.

Don Threewitt reminded Commissioners that the Nebraska Planning & Zoning Association Conference is March 7-9 in Kearney. The City will cover registration costs for Planning Commissioners. The new Commissioners were encouraged to attend to network with other Commissioners and Planners around the state.

Adjourn

Chairman

Department: Development Services
Staff Contact: David Wacker
Planning Commission Meeting Date: 02/19/2018
File No: 2018-006
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the City Engineer for the 2019-2024 One and Six Year Street Improvement Plan.

Names of People/Business affected by this action:

The public and the City of Hastings.

Why Planning Commission action is required:

A public hearing is required for the One and Six Year Plan.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the City Engineer's One and Six Year Street Improvement Plan.

Deadlines associated with action:

Approval is needed before March 1, 2018.

Department head comments:

Dave Wacker, City Engineer, will present the street improvement plan. The first portion of the plan is proposed for the fiscal year beginning October 1, 2019 through September 30, 2020. The 2-6 year portion of the plan is a projection of needs in the coming years. Projects in this phase of the plan may be rearranged in priority, depending on the needs of the community and budget constraints. The City is required to file this plan with the Board of Public Roads Classifications and Standards by March 1st of each year to be eligible for allocation of gas tax revenues and potential federal highway funding. In addition, this plan is to indicate a match of local resources and the accountability and utilization of the same towards road and street construction and maintenance.

Reviews of projects included in this year appear in the attached copy of the 2019-2024 One and Six Year Street Improvement Plan.

Recommendation:

Staff recommends approval of the 2019-2024 One and Six Year Street Improvement Plan.

MEMORANDUM
OFFICE OF THE CITY ENGINEER

TO: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.
Hastings Chamber of Commerce

DATE: January 18, 2017

SUBJECT: 2019-2024 One and Six Year Street Improvement Plan

I am submitting a copy as recommended by this office of the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on February 19, 2018 at 4:00 p.m. and by the Hastings City Council on February 26, 2018, at 5:30 p.m. Both meetings will be held at City Hall, 220 N. Hastings Avenue, Hastings, Nebraska.

Highlights of the street program completed in 2017 are summarized as follows:

- Completion of: Dovetail Circle (Cul-de-sac)
- Completion of: Alley Improvement District – 1st Street to 2nd Street between St. Joseph Avenue and Colorado Avenue
- Completion of: Minnesota Avenue – 13th Street to 14th Street
- Completion of: Asphalt Resurfacing – Arterial/Collector:
 - 7th Street – Lincoln Avenue to East Side Blvd
 - 12th Street – Hastings Avenue to Eastside Blvd
 - 3rd Street – Burlington Avenue to Baltimore Avenue
- Completion of: Asphalt Resurfacing – Residential/Downtown:
 - 1st Street – Burlington Avenue to 687' West Bellevue Avenue
 - Bellevue Avenue – 1st Street to 2nd Street
 - Lexington Avenue – 1st Street to 2nd Street
 - North West Lawn Avenue – 2nd Street to 7th Street
 - North Kansas Avenue – UPRR Tracks to 19th Street
 - East G Street – Pine Avenue to California Avenue
 - 8th Street – Lexington Avenue to Burlington Avenue
 - 6th Street – Lexington Avenue to Burlington Avenue
 - 4th Street – Denver Avenue to St Joseph Avenue
 - 3rd Street – Laird Avenue to Pool
- Completion of: Completion of Landscaping/ADA improvements at 1st Street and Hastings parking lot

This activity represents City expenditures of \$1,946,308.42.

The Street Department realized another busy year in patching infrastructure and purchased \$159,669.00 of concrete and \$61,468.00 of asphalt. Aging infrastructure and a changing temperate climate continues with challenge to keep up with repair.

Our One Year Plan for summer of 2018 will include the following new concrete paving projects:

- Osborne Drive West – 345’ North and Construction of Foundation Place (Cul-de-sac)
- 33rd Street – Osborne Drive East to Yost Avenue; 31st Street Osborne Drive Easterly along curve to Yost Avenue. (North Commons Development Project)
- 33rd Street – Wendell Drive Westerly 1142’ and construction of Shadow Ridge Court (Cul-de-sac)
- Alley Reconstruction – Colorado Avenue to Minnesota Avenue between 1st Street and 2nd Street
- City participation in cost of NH-34-4 (130) for asphalt resurfacing US 281 and Highway US 34 – 42nd Street to Doniphan (1.28 miles is in City limits). The City is responsible for estimated cost of \$500,000.00 for these improvements.
- Asphalt Resurfacing Projects – Arterial
 - A Street – Bellevue Avenue to Woodland Avenue
 - Woodland Avenue – West to BNRR Tracks
 - 3rd Street – Minnesota Avenue to St Joseph Avenue
- Asphalt Resurfacing – Residential/Other/Downtown:

Briggs Avenue	9th Street	12th Street
St. Joseph Avenue	1st Street	3rd Street
15th Street	Hastings Avenue	St. Joseph Avenue
4th Street	Minnesota Avenue	St. Joseph Avenue
Pine Avenue	12th Street	13th Street
B Street	Denver Avenue	St. Joseph Street
Ringland Road	East Side Blvd	California Avenue
5th Street	East Side Blvd	California Avenue

Some parking lot landscaping improvements in the downtown area may also be addressed.

The US Highway 6 corridor project is continuing with progress. Right-of-way plans have been developed and right-of-way appraisals and contemplated acquisitions will begin this year. A large upgrade of utilities will be involved in the corridor development and plans are still developing as of this date. The project currently is estimated at \$27,290,000.00 with City funds to match estimated in the amount of \$5,458,000.00.

Construction is anticipated to begin in the 2019 or 2020 time frame with construction occurring over a two (2) year period. This office will continue to be involved with NDOT officials in the development process with many meetings this year.

In the proposed One-Year plan ending September 30, 2019, I have included the improvement of 42nd Street from 1300' West of US HWY 281 to Baltimore Avenue. This project will require discussions with elected officials, Adams County, and adjacent property owners to proceed. BAN funding has been included in the current 2017-2018 fiscal budget year.

Exhibit B1 and B2, includes the proposed resurfacing project for 2019 and beyond that are to be funded by highway allocation, wheel tax, and sales tax dollars.

The voters supported the extension of our sales tax this past year devoting 65% of future revenues to support street improvement projects in Hastings.

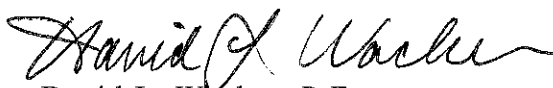
Despite the recent improvements on our street system, comprehensive evaluation still shows needed improvements of over \$70 million. Rising construction costs and dealing with a temperature climates continues to escalate this estimate. The City currently maintains 494.56 lane miles of roads and streets.

The City is required to file the plan by March 1 of each year with the Board of Public Roads Classification and Standards. Filing of the plan by the deadline entitles the City to receive highway allocation gas tax revenues. The City expects to receive \$2,612,904.00 in gas tax revenues this fiscal year. In addition, this plan is to indicate a match of local resources and the accountability and utilization of same towards road and street construction and maintenance.

Please be advised that this is a planning document and not a binding contract of the City. The Hastings City Council will make final determination on all projects to be actually constructed through its budgetary process.

After careful review, I would welcome your comments on the street program in Hastings. It may be beneficial for the Council to consider a special worksession to discuss street concerns with the Street Superintendent and myself prior to formal adoption. I will be available for any questions you may have and will look forward to discussing the plan with you at the formally scheduled meetings on February 19, 2018 and February 26, 2018.

Sincerely,



David L. Wacker, P.E.
Director of Public Works
City Engineer

DLW/dp

cc: Joe Patterson, City Administrator
Kevin Johnson, Hastings Utilities Manager
Steve Kostner, Street Superintendent
Dawn Miller, Adams County Road Superintendent
David Ptak, City Attorney
Roger Nash, City Treasurer
Don Threewitt, City Planner

Board of Public Roads Classifications and Standards
Form 11 Report of Previous Year
Highway or Street Improvement

Year Ending: September 30, 2018

Sheet 1 of 1

COUNTY:			CITY: HASTINGS		VILLAGE:	
PROJECT NUMBER	LENGTH	UNIT OF MEASURE	PROJECTED COST(Thousands)	CONTRACT PROJECT	OWN FORCES	DATE COMPLETED
M-330 (90)	N/A	Miles	500	X		Delayed 1 Year
M-330 (93)	0.76	Miles	1,709	X		Delayed 1 Year
R-2018-A1			472	X		Sept. 30, 2018
R-2018-A2			396	X		Sept. 30, 2018
R-2018-R			1,077			Sept. 30, 2018
PD-2017-2			151			Sept. 30, 2018
PD-2017-3	0.67	Miles	1,291			Sept. 30, 2018
PD-2017-4			355			Sept. 30, 2018
2018-D1-Nalan Dr-14th St N 398'	0.075	Miles	50	X		July. 1, 2018
2018-D2-MarKay Dr-14th St N 360'	0.068	Miles	45	X		July. 1, 2018
2018-D3-Merle Ave-Lakeridge N 1061'	0.20	Miles	165	X		July. 1, 2018
2018-D4-LakePark LN-38th N 675'	0.13	Miles	102			Nov. 1, 2018
2018-D5-38th St-LakePark East 551'	0.104	Miles	84			Nov. 01, 2018
M-330(95)			155			July. 15, 2018
Misc.-BID Projects	N/A		30		X	Nov. 30, 2018
M-330 (92)						Delayed 1 Year
D-1 thru D3 is Developer Alan Anderson						
D-4 & D-5 is Developer Dennis Engel						
SIGNATURE:			TITLE: Director Public Works/City Engineer			DATE:

Board of Public Roads Classifications and Standards
Form 8 Summary of One-Year Plan

Year Ending: September 30, 2019

Sheet 1 of 1

COUNTY:		CITY: HASTINGS			Village:
PRIORITY NUMBER	PROJECT NUMBER	LENGTH (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	M-330 (90)	N/A		500	16th & Kansas Bridge Abutment/Pier Repair
	M-330 (93)	0.76	Miles	1709	42nd Street - 1300' West of 281 to Baltimore Avenue
	R-2018-A3	0.23	Miles	150	3rd-Minnesota Ave. to St Joseph Ave.
	R-2019-A1	0.82	Miles	663	Eastside Blvd-2nd St to 12th St
	R-2019-A2	0.35	Miles	283	12th St-Eastside Blvd to Elm Ave.
	R-2019-R			1,144	Various Residential Resurfacing - See Exhibit B1;B-2
	Miscellaneous Paving Districts			500	Miscellaneous Paving Districts to be created-Developer request or see Exhibit A
	NH-34-4(130)			7,366	US 281 & HWY 34-42nd St to Doniphan
	S-6-4 (1022)			27,290	US HWY 6-Elm Ave to 1200' West Showboat Blvd
	Miscellaneous BID Projects			50	Tree/Landscaping Downtown/Parking Lots
	M-330 (92) Pioneer Trail Expansion			200	Expansion of Pioneer Trail to be chosen
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE:

EXHIBIT “A” SUPPLEMENT TO FORM 8
Streets Eligible for Concrete GAP Paving/Petition

	L/Ft.	Tentative Year Scheduled	Est. Cost
South Street – 820’ West of Burlington to Baltimore	1830	2020	412,000
Park Street – Pine Avenue to California Avenue	471	2020	63,585
“L” Street – U.S. 281 to Garfield Avenue	1150	2020	230,000
“L” Street – Burlington Avenue to Lexington Avenue	370	2020	74,500
Lexington Avenue – 11 th Street to deadend	250	2020	50,000
Ross Avenue – “E” Street to “F” Street	690	2021	138,000
1 st Avenue – Park Street to South Street	333	2021	66,600
Ash Avenue – Park Street to South Street	333	2021	66,600
17 th Street – Lincoln Avenue to St. Joseph Avenue	983	2021	196,600
<u>Alleys</u>			
Between Burlington & Lexington – 2 nd Street to 3 rd Street	280	2020	56,000

NOTE: Other streets may be requested at the option of property owners or new platting by developers.

- Imperial West Addition
- Westbrook Addition
- Eastridge Addition
- Cimarron Addition
- LakeRidge Addition
- North Commons Addition

EXHIBIT "B-1" SUPPLEMENT TO FORM 8

Proposed 2018-2023 Resurfacing Improvement (s)

Residential

<u>2018</u>				
Street	From	To	Length(ft)	Cost
Briggs Ave	9 th Street	12 th Street	1,234	\$160,420
St. Joseph Ave	1 st Street	3 rd Street	530	\$ 68,900
15 th Street	Hastings Ave	St. Joseph	588	\$ 76,440
4 th Street	Minnesota Ave	Denver Ave	1,413	\$183,690
Pine Avenue	12 th Street	13 th Street	604	\$ 78,520
B Street	Denver Ave	St. Joseph	241	\$ 31,330
Ringland Road	East Side Blvd	California	1,303	\$169,390
5 th Street	East Side BLVD	California	1076	<u>\$123,740</u>
TOTAL				\$ 89,430

<u>2019</u>				
Street	From	To	Length(ft)	Cost
11 th Street	Burlington Ave	Briggs Ave	1,416	\$184,080
Jefferson Ave	3 rd Street	6 th Street	1,019	\$132,470
St. Joseph Ave	8 th Street	9 th Street	581	\$ 75,530
8 th Street	Crane Ave	Oswego Ave	1,291	\$167,830
6 th Street	East Side Blvd	Elm Ave	2,318	\$301,340
East Park Street	California Ave	Duncan Field Prkg	1,025	\$133,250
California Ave	2 nd Street	South Street	840	\$115,080
B Street	Denver Ave	St Joseph	300	<u>\$ 34,500</u>
TOTAL				\$1,144,080

<u>2020</u>				
Street	From	To	Length(ft)	Cost
Chicago Ave	'A' Street	'C' Street	684	\$ 93,708
5 th Street	Colorado Ave	California Ave	1,568	\$214,816
Boyce	Washington Ave	Crane Ave	2,187	\$299,619
Denver	3 rd Street	7 th Street	1,258	\$172,346
5 th Street	Burlington Ave	Colorado Ave	2,026	\$277,562
**Hastings Avenue	BNRR	South	407	<u>\$400,000</u>
TOTAL				\$1,458,051

****Denotes new concrete option**

2021

Street	From	To	Length(ft)	Cost
Pine Street	12 th Street	13 th Street	635	\$ 73,025
**Ringland Road	Elm Street	California	1,035	\$538,200
Webster Avenue	9 th Street	12 th Street	1,228	\$200,000
West 7 th	Chestnut Ave	Crane Ave	618	\$ 54,800
West 7 th	Crane Ave	Oswego Ave	1,286	\$160,035
Sumner Street	Saunders Ave	Bellevue Ave	547	\$ 68,071
TOTAL				\$1,094,131

**Denotes new concrete option

2022

Street	From	To	Length(ft)	Cost
Turner Avenue	13th Street	14th Street	607	\$ 87,026
Turner Avenue	12th Street	13th Street	666	\$ 97,680
East 5 th Street	Burlington Ave	Elm Ave	5,088	\$541,363
E Street	Pine Avenue	Wabash Ave	645	\$ 63,726
TOTAL				\$791,795

2023

Street	From	To	Length(ft)	Cost
Saunders Avenue	12th Street	18th Street	2,630	\$482,166
6th Street	East Side Blvd	Elm Ave	2,385	\$507,523
TOTAL				\$989,689

Exhibit "B-2" Supplement to Form 8

**Potential 2018-2023 Resurfacing Improvements
Collector / Arterial**

<u>2018</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
A Street	Bellevue Ave	Woodland Ave	4,283	\$472,010
Woodland Ave	"A" Street	BNRR	3,599	<u>\$395,890</u>
		TOTAL		\$867,900

<u>2019</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
Eastside Blvd	2nd Street	12th Street	4,319	\$662,703
**7th Street	Lincoln Ave	Eastside Blvd	1,845	<u>\$283,096</u>
		TOTAL		\$945,799

**Consider programming for 3 lane concrete section

<u>2020</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
**Highland Road	12th Street	26th Street	5,259	\$450,000
City	12th Street	N City Limits	2,612	
County	N City Limits	26th Street	2,647	

**Coordinate with Adams County

TOTAL \$450,000

<u>2021</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
West 14th Street	St Joseph Ave	Minnesota Ave	1,032	\$158,350
18th Street	West Baltimore Ave	16th Street	4,764	<u>\$873,400</u>
		TOTAL		\$1,031,750

<u>2022</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
East 7th Street	North 4th Avenue	Turner Ave	2,307	\$307,600
Laird Avenue	10th Street	11th Street	364	<u>\$ 53,387</u>
		TOTAL		\$360,987

<u>2023 - Arterial</u>				
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length(ft)</u>	<u>Cost</u>
Marian Road	7th Street	12th Street	2,439	<u>\$845,520</u>
		TOTAL		\$845,520

Board of Public Roads Classifications and Standards
Form 9 Summary of Six-Year Plan
Six-Year Period Ending: September 30, 2024

Sheet 1 of 2

COUNTY:		CITY: HASTINGS		VILLAGE:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH- (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	S-6-4 (1022) Formerly STPD-6-4 (110)	2.5	Miles	27,290	US #6 SE .7 mile East of Burlington to .32 East of Showboat Blvd
	NH 6-4(129)	2.4	Miles	4,470	Pavement Repair-US 6 & 34- Baltimore Ave to Burlington Ave
	M-330 (96)	0.25	Miles	300	7th Street & Showboat Blvd- Intersection Improvements
	M-330 (87)	0.25	Miles	327	Osborne Drive - West Access Road North
	M-330 (88)	0.25	Miles	577	33rd Street - Osborne Drive East to Yost Ave
	M-330 (80)	0.25	Miles	476	F Street - Franklin Ave to Baltimore Ave
	STPAA-5516 (6)	0.64	Miles	2029	12th Street Widening Marian Road to Sycamore Ave
	M-330 (66)	0.47	Miles	1,045	33rd Street - Wendell Ave to Baltimore Ave
	M-330 (27) / STP-5506 (2) I	0.6	Miles	1,902	South Street Widening - Burlington Ave to Wabash Ave
	M-330 (38) / STP-5506 (2) II	0.6	Miles	1,902	South Street Widening - Wabash Ave to US # 6
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave
	STP-5512 (4)	0.84	Miles	2,663	7th Street Widening - Pine Ave to 6th Ave
	M-330 (53)	0.2	Miles	230	6th Avenue - Us #6 to 2nd Street
	M-330 (33)	1.2	Miles	4,804	Marian Road Viaduct - 2nd Street to US #6
	M-330 (35)	1.5	Miles	4,756	12th Street Widening - Burlington Ave to Marian Road
	M-330 (71)	2.1	Miles	*4,413 to 20,571*	East Side BLVD Corridor Development
	* Dependent upon final alternate*				
	Pioneer Spirit Trail - Phase VI	5.0	Miles	2,000	Continuation of Pioneer Spirit Trail System

Exhibit "A"	Miscellaneous Paving Districts	N/A			Paving Districts to be created/developer
Exhibit "B"	Miscellaneous Resurfacing Districts	N/A			Various Resurfacing in City Limits
Exhibit "C"	Miscellaneous BID Paving Districts	N/A			Paving Districts in Downtown Area
	Miscellaneous Railroad Quiet Crossing Improvements	N/A			Miscellaneous Railroad Quiet Crossing Improvements as May Be Chosen
	Note: Many of these projects may fall within the 6-year and beyond category due to available funding.				
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE:

EXHIBIT "C" Supplement to Form 8

What is the Downtown Improvement Project?

This is a 6-year project to renovate the appearance and infrastructure of downtown. The project will include removal of mid-block crossings, construction of new concrete streets, curb, landscape crossings, installation of new street lights, traffic lights, trees and benches, new water lines, sewer lines, improved storm-water drainage. The appearance of the project will be similar to 3rd Street.

Why is the Project Necessary?

Urban development specialists advise that the investment of private capital to downtown areas is induced by public improvement renovation projects like this project.

We have numerous viable, solid businesses in downtown Hastings, and the City wants to do everything it can to retain the stability of existing businesses downtown. We also have many empty buildings and storefronts. We feel that the Downtown Improvement Project will put a "fresh face" on the appearance of our downtown and enable the Business Improvement District (BID), Community Redevelopment Authority (CRA), the Downtown Center Association and other promotional groups to successfully recruit new businesses to downtown Hastings.

Construction of the Inax Theatre at the Hastings Museum will begin in Spring, 1993. This, along with other tourism efforts, is projected to bring more than 150,000 visitors to Hastings. These visitors represent prospective shoppers and potential retail dollars. We feel that the City's investment in public improvements will be repaid through increased sales taxes generated by an increase in retail sales and growth in the local economy.

How will Businesses be Affected?

To be honest, there will be inconvenience to businesses and their customers during construction. The street will be excavated at a certain point of the project, resulting in a loss of riding surface and parking spaces. During other phases of the project, the sidewalks will be removed, and for a short period of time, front building entrances will have to be closed when new concrete for sidewalks is being placed. During this period of time businesses will be encouraged to use alley entrances, if available.

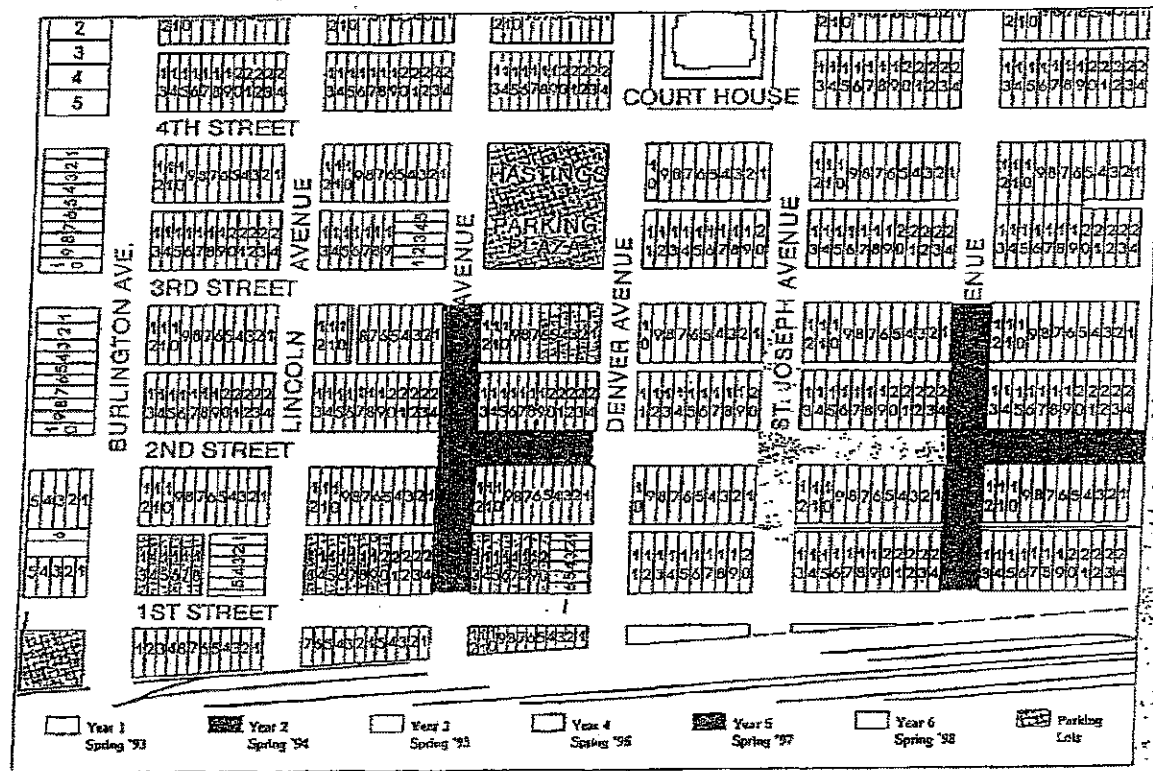
Who will Pay for this Project?

This project will be financed like the 3rd Street improvements, with bonds issued to pay all project costs. The bonds will be repaid through general property tax collections.

How will Shoppers and Motorists Get Around?

One of the advantages of segmenting this project over several years is that it provides an opportunity to do extensive advance planning for years 2 - 6. The City, CRA and BID are exploring the creation of pedestrian walkways (one through from the alleys to 2nd Street which would provide easy access from existing parking lots to 2nd Street).

Motorists and customers will be accommodated by construction zone signage and use of City parking lots. Pedestrians may be required to walk slightly greater distances than normal in areas under construction.



Why is the First Block of 1st & 2nd Streets Excluded?

The safety project to deepen the Burlington Avenue underpass which will involve State and Federal funding will require pavement work from the intersection of A and Burlington to the intersection of 7th and Burlington. When this work is being done, access to the first block of 1st and 2nd Street from Burlington will be closed or limited. The City plans to incorporate the improvements to the first block of 1st and 2nd Streets into the same time frame as the Burlington Avenue underpass project.

The State of Nebraska recently announced that they plan to conduct a design public hearing on the underpass in January, 1993, with construction scheduled in the State's 1995 fiscal budget.

What is the Time of Construction?

As shown in the above map, this project will be phased into six construction seasons beginning in the Spring of 1993.

So that each phase of the project can be completed as quickly as possible, our plan is to bid each annual phase of the project in January of the respective year. This will enable the successful bidder to begin work immediately when spring weather permits. The construction contract will stipulate that the work must be completed within 120 working days of "Notice to Proceed" construction, or within reasonable time limits as may be determined due to the scope of work on the project. The term "working days" generally excludes weekends, holidays, and bad weather days.

The City understands the importance of completing each phase of the project as soon as possible.

Department: Development Services
Staff Contact: Donald Threewitt, Randy Chick
Planning Commission Meeting Date: 02/19/2018
File No: 2018-007
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Hastings Lodging 2 for Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska concerning Lot 4, Block 1 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicants, the people of Hastings, and the City.

Why Planning Commission action is required:

Prior to a public hearing by the governing body regarding a plan modification, the planning commission shall hold a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area XIV and also its conformity to the Comprehensive Development Plan of the City.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard by the Hastings City Council at their regular meeting on March 26, 2018.

Department head comments:

Approval of this amendment will allow for Tax Increment Financing (TIF) authority to be enacted for the purchase and development of the land located at Lot 4, Block 1 of North Park Commons Addition, a 2.94 acre parcel west of Osborne Drive East and south of East 33rd Street (proposed). The developer intends to build a 75 room limited service hotel, which is intended to be an upper mid-scale brand not currently offered in this market.

Project proponents assert that the project would not be possible without the use of TIF and the purchase of the property is contingent on approval of TIF funding. The Community Redevelopment Authority intends to pledge a portion of taxes generated from January 1, 2019 through January 1, 2034 toward the allowable costs and associated financing for redevelopment.

A detailed analysis of the project and proposed financial criteria are attached.

Recommendation:

Staff supports a recommendation to approve Resolution 2018-13 for Plan Modification #1.16.18 to Redevelopment Area XIV.

DATE 1 / 23 / 2018

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Plan Modification to Red. Plan | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Hastings Lodging 2, LLC Redevelopment Project

Project Address: Near the SE Corner of 33rd & Osborne Dr. East Within City Limit ☒ Yes ☐ No

Existing Zoning: C-3 Proposed Zoning / Use: CP-3 / Commercial Lodging

Existing Comprehensive Plan Designation: Commercial/Retail Gross Area: 2.942 Acres

Legal Description: Lot 4, Block 1, North Park Commons Number of Lots: One (1)

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Hastings Economic Development Corp Company: HEDC

Address: 301 S. Burlington Tel: 402-984-6897 Fax: _____

City: Hastings State: NE Zip: 68901 Email: rwilson@hastingsedc.com

Key Contact: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

1/23/2018

Property Owner Signature

Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____

Case No. _____

Signature

**Plan Modification # 1.16.18
to Redevelopment Area #14
Hastings Lodging 2, LLC Redevelopment Project**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #14 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of specific related project in Area #14.

Executive Summary:

Project Description

THE PURCHASE AND REDEVELOPMENT OF THE LAND LOCATED AT LOT 4, BLOCK 1, NORTH PARK COMMONS ADDITION TO THE CITY OF HASTINGS FOR THE CONSTRUCTION OF A 75 ROOM HOTEL, INCLUDING SITE ACQUISITION, SITE PREPARATION, PUBLIC INFRASTRUCTURE, FAÇADE ENHANCEMENTS AND OTHER TIF ELIGIBLE EXPENDITURES.

The developer intends to use Tax Increment Financing to aid in the site development including the purchase of the property, necessary site work, installation of streets, storm sewer, sanitary sewer, water, other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property. The developer intends to build a 75 room limited service hotel on the 2.94 acre site located near the SE corner of the intersection of 33rd and Osborne Drive East into. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project financially feasible. The project will result in the construction of a 4-story, 75 room hotel with a high end exterior. The developers are considering an upper mid-scale brand which is not currently represented in the market. The addition of new hotel rooms is consistent with the 2013 Conference Center Feasibility Study and the need for more quality hotel rooms has been identified by two separate private market studies conducted in 2016. This project would not be possible without the use of TIF and the purchase of the property is subject to approval of TIF funding.

Hastings Lodging 2, LLC plans to purchase the property in the 1st quarter of 2018 and commence construction in the spring of 2018. The developer is in the process of putting together a financial plan and will provide evidence that they can secure adequate debt financing to cover the costs associated with the construction of the hotel building prior to the execution of a Redevelopment Contract. The Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 towards the allowable costs and associated financing for redevelopment.

TAX INCREMENT FINANCING TO PAY FOR THE PURCHASE, SITE DEVELOPMENT AND CONSTRUCTION OF THE HOTEL WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

Near the SE corner of 33rd & Osborne Drive East

Legal Descriptions: Lot 4, Block 1, North Park Commons to the City of Hastings, Adams County, Nebraska.

Map of Existing Land Use and Proposed Redevelopment Site (See Exhibit A)

The tax increment will be captured for the tax years 2019 through 2033 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of the hotel for commercial and lodging uses as permitted in the CP-3 Commercial Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- 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 was declared blighted and substandard on September 11, 2017. (§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)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to prepare the site and construct the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on February 19, 2018 and passed Resolution No. _____ confirming that this project

is consistent with the Comprehensive Development Plan for the City of Hastings.

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 #14 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority; however the purchase of the property by the developer is subject to TIF financing.

b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan (**Exhibit B**). All of the area around the site in private ownership is planned for Commercial development; this includes lodging 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 (**Exhibit C**). [§18-2111(5)]

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

The area is zoned C-3 Commercial and a zoning change to CP-3 is anticipated with this project. Grading and new street paving will be installed as part of the development. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to build a 75 room hotel and the building to be constructed will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

As part of this project water, sewer and paving districts are being created to support this development. The developer will be required to pay their proportionate share of the costs of the districts along with the other adjacent property owners benefitting from the new improvements. New electric utilities and gas lines will be constructed to serve the site. The costs to build the infrastructure and utilities will be assessed to each property owner.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has been utilized for agriculture uses only and no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in

this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA has any interest in this property.

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

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

The developer has executed a purchase agreement for the property subject to approval of TIF funding for site acquisition and other public improvements. The CRA has been asked to grant \$1,000,000 to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the project;

- a) site acquisition - \$600,000
- b) site prep/grading - \$45,000
- c) planning related expenses for Engineering services - \$155,000
- d) site utilities - \$96,000
- e) façade enhancements - \$126,000
- f) capitalized interest on TIF borrowing - \$72,000
- g) Legal fees - \$24,000

The total TIF eligible expenses for this project are \$1,118,000. No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

- b. Statement of proposed method of financing the redevelopment project.**

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$1,000,000 from the proceeds of the TIF. 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, 2019 through December 2033.

- 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 City's Comprehensive Development Plan. This will have the

intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of the Adams County Convention and Visitors Bureau of increasing lodging opportunities in the community which will lead to an increase in lodging and sales taxes.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2018 and April 2019. Excess valuation should be available for this project for 15 years beginning with the 2019 tax year.

9. Justification of Project

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased lodging opportunities, increased lodging and sales tax and is the first step in the redevelopment of a 93 acre tract that will include of commercial, lodging and affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation and the Hastings City Council have made it clear with previous decisions that they support development that will increase commercial and residential opportunities.

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 Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$1,486,254 from annual tax increment financing funds provided by the Hastings Community Redevelopment Authority will be required to complete the project. This property has requested and been approved for a TIF grant in an amount estimated to be \$1,000,000. This investment by the Authority will leverage \$7,820,000 in private sector financing; a private investment of \$7.82 for every TIF dollar invested.

Description	USE OF FUNDS		SOURCE OF FUNDS	
	TIF Funds	Equity or Bank funds	Totals	
Site Acquisition	\$ 600,000		\$ 600,000	
Site & Utility Development	\$ 145,000		\$ 145,000	
Building costs		\$ 6,120,000	\$ 6,120,000	
FF&E		\$ 1,350,000	\$ 1,350,000	
Engineering & Architecture	\$ 155,000	\$ -	\$ 155,000	
Legal & Planning	\$ 25,000	\$ -	\$ 25,000	
Financing Costs	\$ 75,000		\$ 75,000	
Contingency & Working Capital		\$ 350,000	\$ 350,000	
TOTALS	\$ 1,000,000	\$ 7,820,000	\$ 8,820,000	

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2017, valuation of approximately \$20,000. Based on the 2017 levy this would result in a real property tax of approximately \$447.33. It is anticipated that the assessed value will increase by \$4,430,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over

\$99,093 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2017 assessed value	\$ 20,000
Estimated value after completion	\$ 4,450,000
Estimated incremental value	\$ 4,430,000
Estimated Levy	\$ 0.223665
Estimated annual TIF generated	\$ 99,093
Estimated total TIF revenue	\$ 1,486,254

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

Proposed Project: A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity and TIF are needed to make the return sufficient. The owner is contributing owner equity and bank financing of \$7,820,000 and TIF funding will fill the remaining gap, making this project feasible. The project is asking for \$1,000,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns below 1.23% which is an unacceptable return on investment in today's market.

Proforma Operating Statement

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3 - Start of replacement reserve</u>
Gross Room Revenue	\$ 1,878,208	\$ 2,012,166	\$ 2,064,971
Expenses	\$ (731,771)	\$ (847,910)	\$ (854,100)
NOI Without TIF	\$ 528,175	\$ 584,914	\$ 565,800
Debt Service	\$ (473,913)	\$ (473,913)	\$ (473,913)
Cash Flow Without TIF	\$ 54,262	\$ 111,001	\$ 91,887
Rate of return wo/TIF	2.76%	5.64%	4.67%
Equity Investment	\$ 1,968,750	\$ 1,968,750	\$ 1,968,750
Cash Flow With/TIF	\$ 144,131	\$ 200,870	\$ 181,757
Rate of Return With/TIF	7.32%	10.20%	9.23%

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

The redevelopment project area currently has an estimated valuation of \$20,000. The proposed redevelopment will create additional valuation of \$4,430,000. 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;

a. Public infrastructure improvements and impacts:

The Project anticipates expenditures of approximately \$8,820,000.00 for construction and installation of the Project and related and ancillary improvements. It is proposed that up to \$1,100,000.00 in tax increment financing over the 15 year TIF period will be used for eligible public expenditures associated with the Project. The actual amount of the TIF Indebtedness will depend on the interest rate the redeveloper obtains from a TIF lender. The cost of the eligible public improvements is estimated to exceed \$1,100,000.00. The public infrastructure improvements associated with the Project are necessary to utilize the Project Site for any use, and all the public improvements will create a material positive impact on existing public infrastructure. The Project improvements will materially benefit the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from City lodging tax, personal property and sales taxes paid by the Redeveloper in connection with the Project, and sales tax paid by guests of the hotel that will be constructed and operated as part of this Project.

The Project will also materially contribute to municipal revenues through excise taxes, fees, licenses, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project will require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

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

The Project will create additional employment in the community. The Redeveloper anticipates that the Project will create approximately 10-12 FTE jobs in the City. The salaries will be competitive in the market and employees will receive customary employment benefits. The Project will also require temporary construction jobs during the 11 month construction period. Many of these construction employees will be local workers, and the other workers will use services and buy goods in the City during their construction phase. When secondary employment effects in other employment sectors are added, the total employment effects are expected to be even higher.

It is not anticipated that the Project will have a material adverse impact on other employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. There should be a positive impact throughout the Redevelopment Area based upon the additional consumer traffic to other businesses from hotel guests.

(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

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses. The Project will require the purchase of office supplies, janitorial

services and similar products/services.

There is no anticipated negative impact on the hotel industry in the City. The City has a solid hotel market. However, despite significant economic improvements in the area and increased demand, there has not been a new hotel built in Hastings since 2007. At present, there is a lack of quality, high-end hotel rooms in the Hastings market to meet the needs of many of the large sporting and other events currently taking place in Hastings. Thus, some of these guests and travelers have been forced to stay outside of Hastings during the busy summer season travel season as well as special weekend events in Hastings.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, Adams County Convention and Visitors Bureau and the Community Redevelopment Authority to create additional lodging opportunities providing rooms for visitors. The Project will create a new business and bring new jobs to the community. The Project will increase the City's tax base, without material adverse effect on either public or private entities. There will be a material property tax shift in the short-term because of the use of tax increment financing, but there will be other tax and municipal revenue (sales and lodging taxes) generated for the immediate benefit of the community. Additionally, the Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2018 and summer of 2019. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. Excess real estate taxes 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 on 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 redevelopment the developer will spend over \$1,100,000 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 HASTINGS, NEBRASKA
RESOLUTION NO. 2018-1**

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("Authority") has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area XIV, from Hastings Lodging 2, LLC (The "Developer") for redevelopment of an area within the city limits of the City of Hastings described as follows:

1. Redevelopment Area: Hastings Redevelopment Area XIV.
2. Project: Hastings Lodging 2, LLC Redevelopment Project.
3. Legal Description: Lot 4, Block 1, North Park Commons to the City of Hastings, Adams County, Nebraska.
4. Project Description: The developer intends to build a 4-story 75 room hotel on the 2.94 acre site. The Authority will provide Tax Increment Financing funds for; site acquisition, site preparation, the installation of water lines, sanitary sewer lines, façade enhancements and other TIF eligible expenditures.

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

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 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 Hastings, forthwith.

Passed and approved this 16th day of January, 2018.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA.

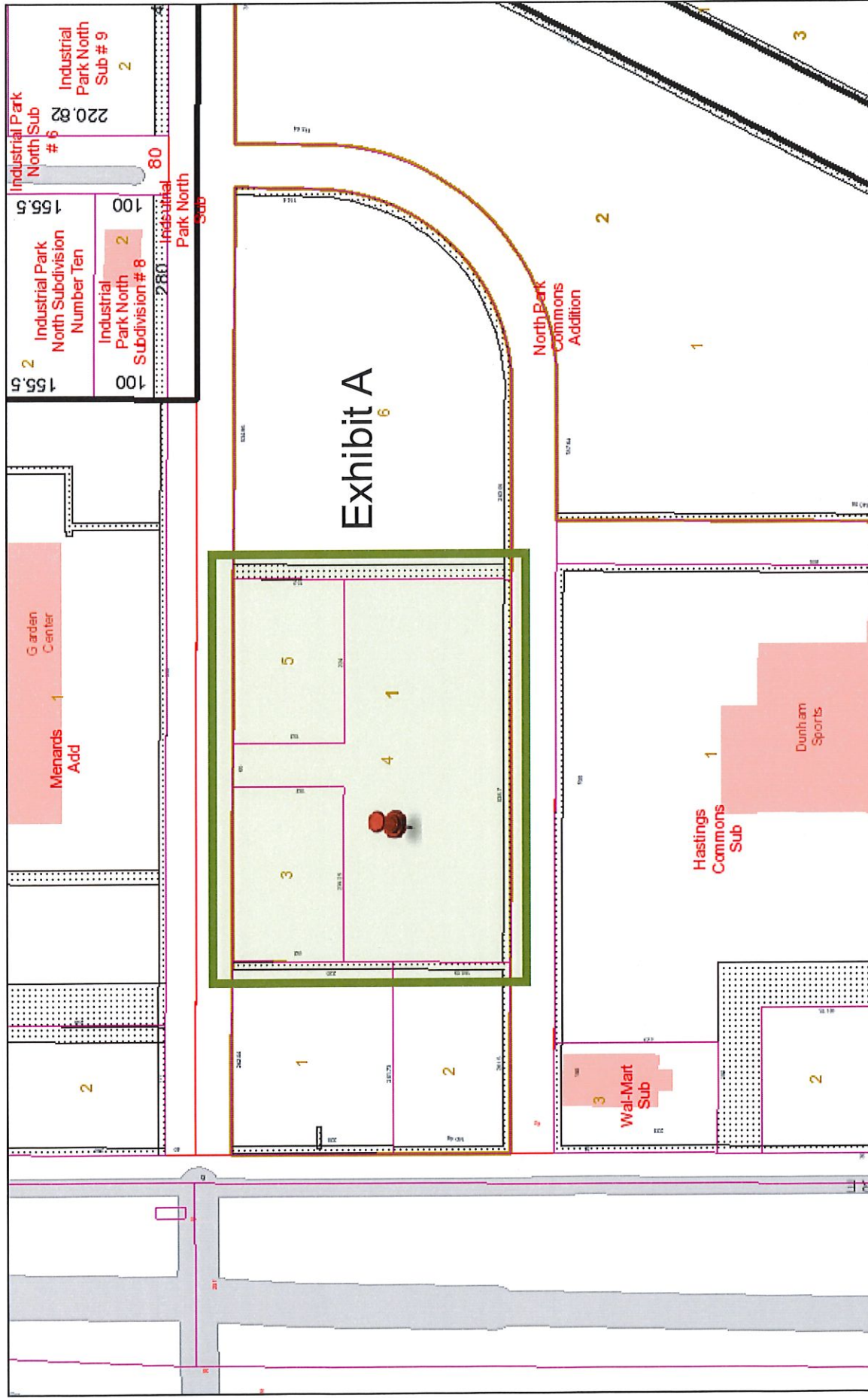
By _____

Chairperson

ATTEST:

Secretary

ArcGIS Web Map

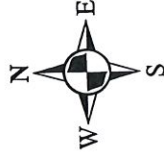


January 23, 2018

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS

1:3,000
0 0.0225 0.045 0.09 mi





HASTINGS
DEVELOPMENT SERVICES

Hastings Lodging 2 Future Land Use Map

Legend

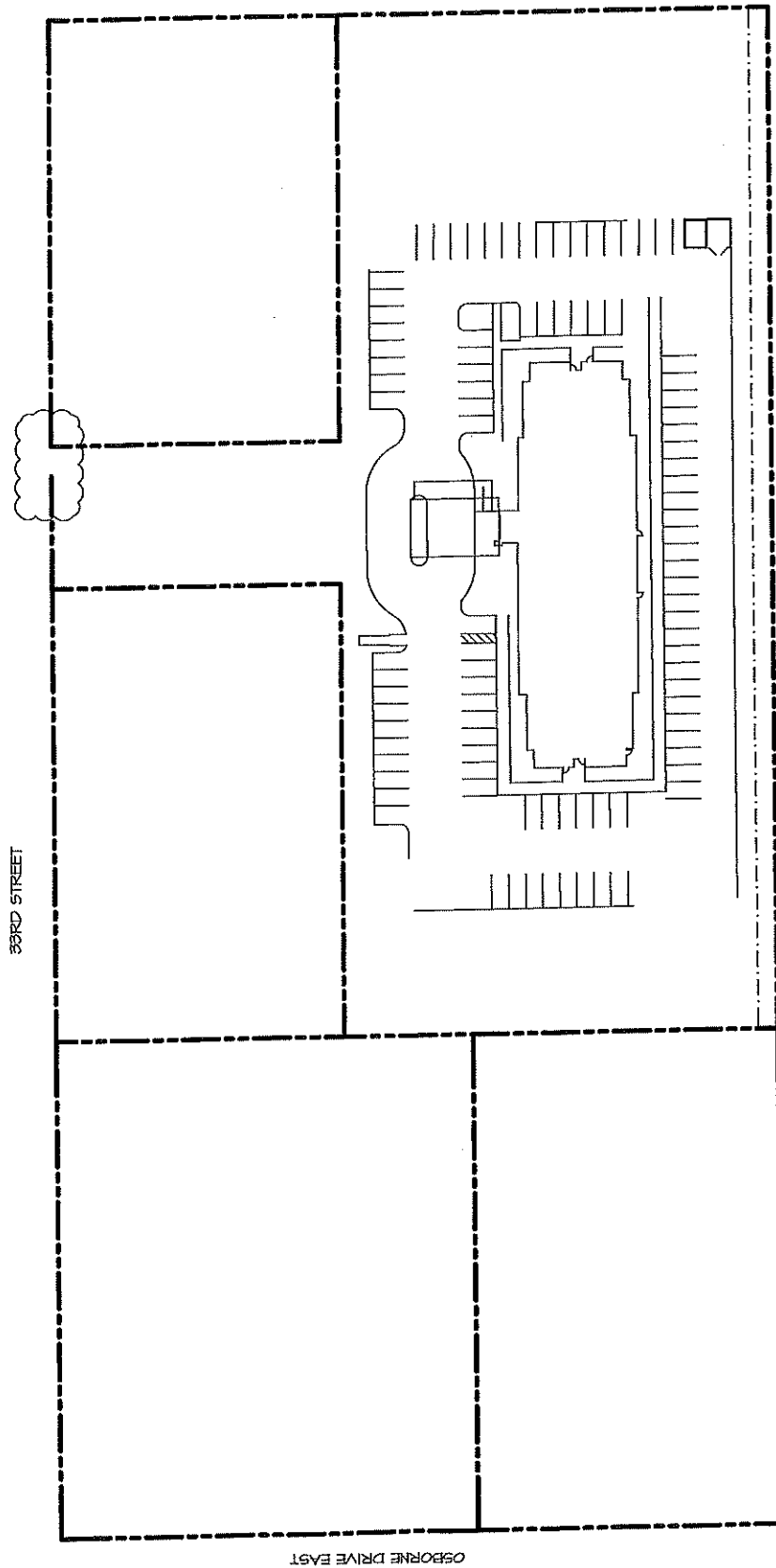
City Limits

Future Land Use

Fut_LU

- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.

EXHIBIT C



ZONE: C-3
SETBACKS: NONE BUT IF YOU ARE
OFF PROPERTY LINE THEN
SETBACKS APPLY
Height: 35'

31ST STREET

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
RESOLUTION NO. 2018-1**

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("Authority") has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area XIV, from Hastings Lodging 2, LLC (The "Developer") for redevelopment of an area within the city limits of the City of Hastings described as follows:

1. Redevelopment Area: Hastings Redevelopment Area XIV.
2. Project: Hastings Lodging 2, LLC Redevelopment Project.
3. Legal Description: Lot 4, Block 1, North Park Commons to the City of Hastings, Adams County, Nebraska.
4. Project Description: The developer intends to build a 4-story 75 room hotel on the 2.94 acre site. The Authority will provide Tax Increment Financing funds for; site acquisition, site preparation, the installation of water lines, sanitary sewer lines, façade enhancements and other TIF eligible expenditures.

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

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 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 Hastings, forthwith.

Passed and approved this 16th day of January, 2018.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA.

By _____

Chairperson

ATTEST:

Secretary

RESOLUTION NO. 2018-13

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area XIV was previously approved by the Mayor and City Council of the City of Hastings on September 11, 2017; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #1.16.18 in conjunction with HASTINGS LODGING 2, LLC for the HASTINGS LODGING 2, LLC Redevelopment for Redevelopment Area XIV, particularly Lot 4, Block 1 of the North Park Commons Addition to the City of Hastings, Adams County, Nebraska; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #1.16.18 on January 16, 2018; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area XIV and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #1.16.18 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area XIV and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the HASTINGS LODGING 2, LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area XIV, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #1.16.18, Area XIV, and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #1.16.18 for the HASTINGS LODGING 2, LLC redevelopment project in Redevelopment Area XIV as provided herein, a copy of said Redevelopment Pan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this ____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt, Randy Chick
Planning Commission Meeting Date: 02/19/2018
File No: 2018-008
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of DJ & R Investments LLC for Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicants, the people of Hastings, and the City.

Why Planning Commission action is required:

Prior to a public hearing by the governing body regarding a plan modification, the planning commission shall hold a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area XIV and also its conformity to the Comprehensive Development Plan of the City.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area XIV within the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard by the Hastings City Council at their regular meeting on March 26, 2018.

Department head comments:

Approval of this amendment will allow for Tax Increment Financing (TIF) authority to be enacted for the purchase and development of the land located at Lot 1 of Hastings Commons Subdivision No. 2, a 1.61 acre parcel west of Osborne Drive East and south of East 31st Street (proposed). The developer intends to build a 46 room extended stay hotel which is intended to be a mid-scale brand not currently represented in the market.

Project proponents assert that the project would not be possible without the use of TIF and the purchase of the property is contingent on approval of TIF funding. The Community Redevelopment Authority intends to pledge a portion of taxes generated from January 1, 2019 through January 1, 2034 toward the allowable costs and associated financing for redevelopment.

A detailed analysis of the project and proposed financial criteria are attached.

Recommendation:

Staff supports a recommendation to approve Resolution 2018-12 for Plan Modification #1.16.18(a) to Redevelopment Area XIV.

DATE 1 / 23 / 2018

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Plan Modification to Red. Plan | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: DJ&R Investments, LLC Redevelopment Project

Project Address: Near the NE Corner of 31st & Osborne Dr. East Within City Limit ☒ Yes ☐ No

Existing Zoning: C-3 Proposed Zoning / Use: C-3 / Commercial Lodging

Existing Comprehensive Plan Designation: Commercial/Retail Gross Area: 70,082 sq ft

Legal Description: Lot 1, Hastings Commons Subdivision
(Now Known as Hastings Commons
Subdivision #2) Number of Lots: One (1)

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Hastings Commons, LLC - Jon Abegglen Company: _____

Address: 3114 8th Avenue Tel: _____ Fax: _____

City: Kearney State: NE Zip: 68845 Email: _____

Key Contact: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature Date Randal Chick 1/23/2018
Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

**Plan Modification # 1.16.18 (a)
to Redevelopment Area #14
DJ&R Investments, LLC Redevelopment Project**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #14 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of specific related project in Area #14.

Executive Summary:

Project Description

THE PURCHASE AND REDEVELOPMENT OF THE LAND LOCATED AT LOT ONE (1), HASTINGS COMMONS SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA" (NOW KNOWN AS HASTINGS COMMONS SUBDIVISION #2) FOR THE CONSTRUCTION OF A 46 ROOM HOTEL, INCLUDING SITE ACQUISITION, SITE PREPARATION, PUBLIC INFRASTRUCTURE, FAÇADE ENHANCEMENTS AND OTHER TIF ELIGIBLE EXPENDITURES.

The developer intends to use Tax Increment Financing to aid in the site development including the purchase of the property, necessary site work, installation of streets, storm sewer, sanitary sewer, water, other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property. The developer intends to build a 46 room extended stay hotel on the 1.6 acre site located near the NE corner of the intersection of 31st and Osborne Drive East. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project financially feasible. The project will result in the construction of a 3-story, 46 room hotel. The developers are considering a mid-scale extended stay brand which is not currently represented in the market. The addition of new hotel rooms is consistent with the 2013 Conference Center Feasibility Study and the need for more quality hotel rooms has been identified by two separate private market studies conducted in 2016. This project would not be possible without the use of TIF and the purchase of the property is subject to approval of TIF funding.

DJ&R Investments, LLC plans to purchase the property in the 1st quarter of 2018 and commence construction in the spring of 2018. The developer has provided a financial plan and evidence that they can secure adequate debt financing to cover the costs associated with the construction of the hotel building. The Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 towards the allowable costs and associated financing for redevelopment.

TAX INCREMENT FINANCING TO PAY FOR THE PURCHASE, SITE DEVELOPMENT AND CONSTRUCTION OF THE HOTEL WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

Near the NE corner of 31st & Osborne Drive East

Legal Descriptions: "Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska" now known as Hastings Commons Subdivision #2

Map of Existing Land Use and Proposed Redevelopment Site (Exhibit A)

The tax increment will be captured for the tax years 2019 through 2033 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of the hotel for commercial and lodging uses as permitted in the C-3 Commercial Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- 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 was declared blighted and substandard on September 11, 2017. (§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)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to prepare the site and construct the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on February 19, 2018 and passed Resolution No. _____ confirming that this project

is consistent with the Comprehensive Development Plan for the City of Hastings.

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 #14 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority; however the purchase of the property by the developer is subject to TIF financing.

b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan (**Exhibit B**). All of the area around the site in private ownership is planned for Commercial development; this includes lodging 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 (**Exhibit C**). [§18-2111(5)]

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

The area is zoned C-3 Commercial no zoning change is anticipated with this project. Grading and new street paving will be installed as part of the development. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to build a 46 room hotel and the building to be constructed will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

As part of this project water, sewer and paving districts are being created to support this development. The developer will be required to pay their proportionate share of the costs of the districts along with the other adjacent property owners benefitting from the new improvements. New electric utilities and gas lines will be constructed to serve the site. The costs to build the infrastructure and utilities will be assessed to each property owner.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has been utilized for agriculture uses only and no relocation is contemplated or necessary. [§18-2103.02]

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA has any interest in this property.**

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

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

The developer has executed a purchase agreement for the property subject to approval of TIF funding for site acquisition and other public improvements. The CRA has been asked to grant \$500,000 to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the project;

- a) site acquisition - \$230,000
- b) site development - \$40,000
- c) planning related expenses for Engineering services - \$35,000
- d) site utilities - \$90,000
- e) façade enhancements - \$50,000
- f) capitalized interest on TIF borrowing - \$48,000
- g) Legal fees - \$5,000
- h) City/CRA administrative fees - \$2,000

The total TIF eligible expenses for this project are \$500,000. No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. **Statement of proposed method of financing of the redevelopment project.**

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$500,000 from the proceeds of the TIF. 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, 2019 through December 2033.

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 City's Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of the Adams County Convention and Visitors Bureau of increasing lodging opportunities in the community which will lead to an increase in lodging and sales taxes.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2018 and April 2019. Excess valuation should be available for this project for 15 years beginning with the 2019 tax year.

9. Justification of Project

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased lodging opportunities and increased lodging and sales tax. The Community Redevelopment Authority and Hastings City Council have made it clear with previous decisions that they support development that will increase commercial and lodging opportunities.

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 Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$682,380 from annual tax increment financing funds provided by the Hastings Community Redevelopment Authority will be required to complete the project. This property has requested and been approved for a TIF grant in an amount estimated to be \$480,000. This investment by the Authority will leverage \$3,370,000 in private sector financing; a private investment of \$6.70 for every TIF dollar invested.

Description	USE OF FUNDS		SOURCE OF FUNDS	
	TIF Funds	Equity or Bank funds	Totals	
Site Acquisition	\$ 230,000	\$ -	\$ 230,000	
Site & Utility Development	\$ 130,000		\$ 130,000	
Building costs		\$ 2,415,000	\$ 2,415,000	
Façade Enhancements	\$ 30,000	\$ 20,000	\$ 50,000	
Energy Enhancements	\$ -		\$ -	
FF&E		\$ 630,000	\$ 630,000	
Engineering & Architecture	\$ 35,000	\$ -	\$ 35,000	
Legal & Planning	\$ 5,000	\$ -	\$ 5,000	
TIF Bond Interest	\$ 48,000		\$ 48,000	
Financing Costs		\$ 55,000	\$ 55,000	
CRA Audit Fees	\$ 2,000	\$ -	\$ 2,000	
Contingency & Working Capital		\$ 250,000	\$ 250,000	
TOTALS	\$ 480,000	\$ 3,370,000	\$ 3,850,000	

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2017, valuation of approximately \$20,000. Based on the 2017 levy this would result in a real property tax of approximately \$446.14. It is anticipated that the assessed value will increase by \$2,080,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$46,399 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2017 assessed value	\$ (20,000)
Estimated value after completion	\$ 2,100,000
Estimated incremental value	\$ 2,080,000
Estimated mill levy	\$ 0.022307
Estimated annual TIF generated	\$ 46,399
Estimated total TIF revenue	\$ 695,983

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

Proposed Project: A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity and TIF are needed to make the return sufficient. The owner is contributing owner equity and bank financing of \$3,370,000 and TIF funding will fill the remaining gap, making this project feasible. The project is asking for \$500,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns below 1.23% which is an unacceptable return on investment in today's market.

Proforma Operating Statement

	<u>Year 1</u>	<u>Year 2 - Start of replacement reserve</u>	<u>Year 3</u>
Gross Room Revenue	\$ 775,945	\$ 857,956	\$ 921,245
Expenses	\$ (731,771)	\$ (847,910)	\$ (854,100)
Net Income W/TIF	\$ 44,174	\$ 10,046	\$ 67,145
Rate of return w/TIF	1.15%	0.26%	1.74%
Additional Interest w/o TIF	\$ (21,290)	\$ (20,594)	\$ (19,866)
Net Income wo/TIF	\$ 22,884	\$ (10,548)	\$ 47,279
Rate of Return wo/TIF	0.59%	-0.27%	1.23%

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

The redevelopment project area currently has an estimated valuation of \$20,000. The proposed redevelopment will create additional valuation of \$2,040,000. 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 in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment 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 Hastings area and it will create new lodging opportunities for these same firms.

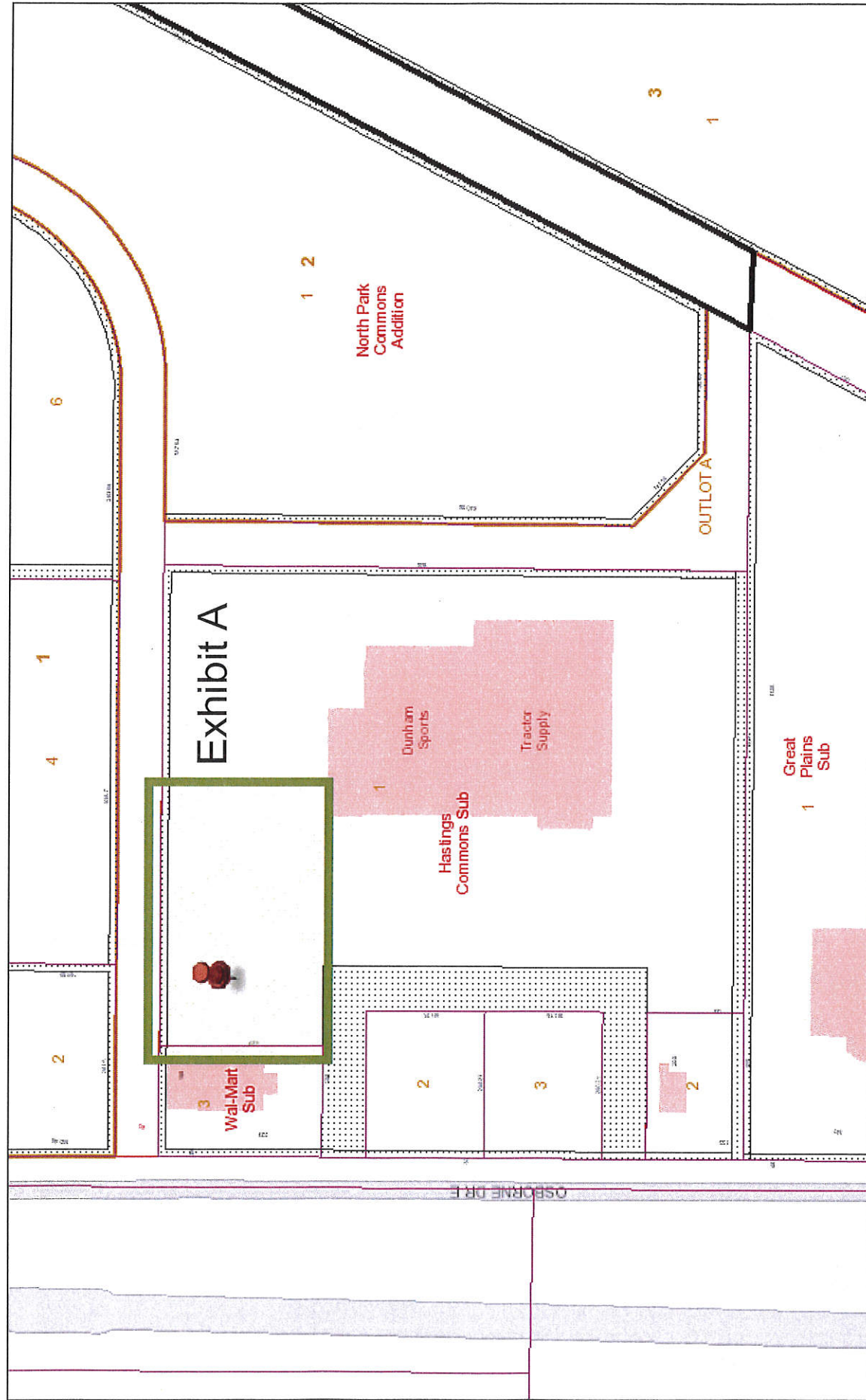
(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, Adams County Convention and Visitors Bureau and the Community Redevelopment Authority to create additional lodging opportunities providing rooms for visitors and increasing sales and lodging taxes.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2018 and April of 2019. The base tax year should be calculated on the value of the property as of **January 1, 2018**. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. Excess real estate taxes 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 on 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 redevelopment the developer will spend over \$500,000 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.**

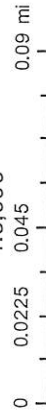
ArcGIS Web Map



January 23, 2018

- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS

1:3,000





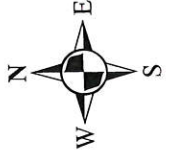
Legend

City Limits

Future Land Use

Fut_LU

- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.



HASTINGS
DEVELOPMENT SERVICES

DJ and R Investments LLC Future Land Use Map

[illegible]

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND

DATE
12/21/2017

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
RESOLUTION NO. 2018-2**

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area XIV, from DJ&R Investments, LLC (The "Developer") for redevelopment of an area within the city limits of the City of Hastings described as follows:

1. Redevelopment Area: Hastings Redevelopment Area XIV.
2. Project: DJ&R Investments, LLC Redevelopment Project.
3. Legal Description: Lot One (1), Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska Now Known as Hastings Commons Subdivision #2 .
4. Project Description: The developer intends to build a 3-story 46 room hotel on the 1.6 acre site. The Authority will provide Tax Increment Financing funds for; site acquisition, site preparation, the installation of water lines, sanitary sewer lines, façade enhancements and other TIF eligible expenditures.

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

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 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 Hastings, forthwith.

Passed and approved this 16th day of January, 2018.

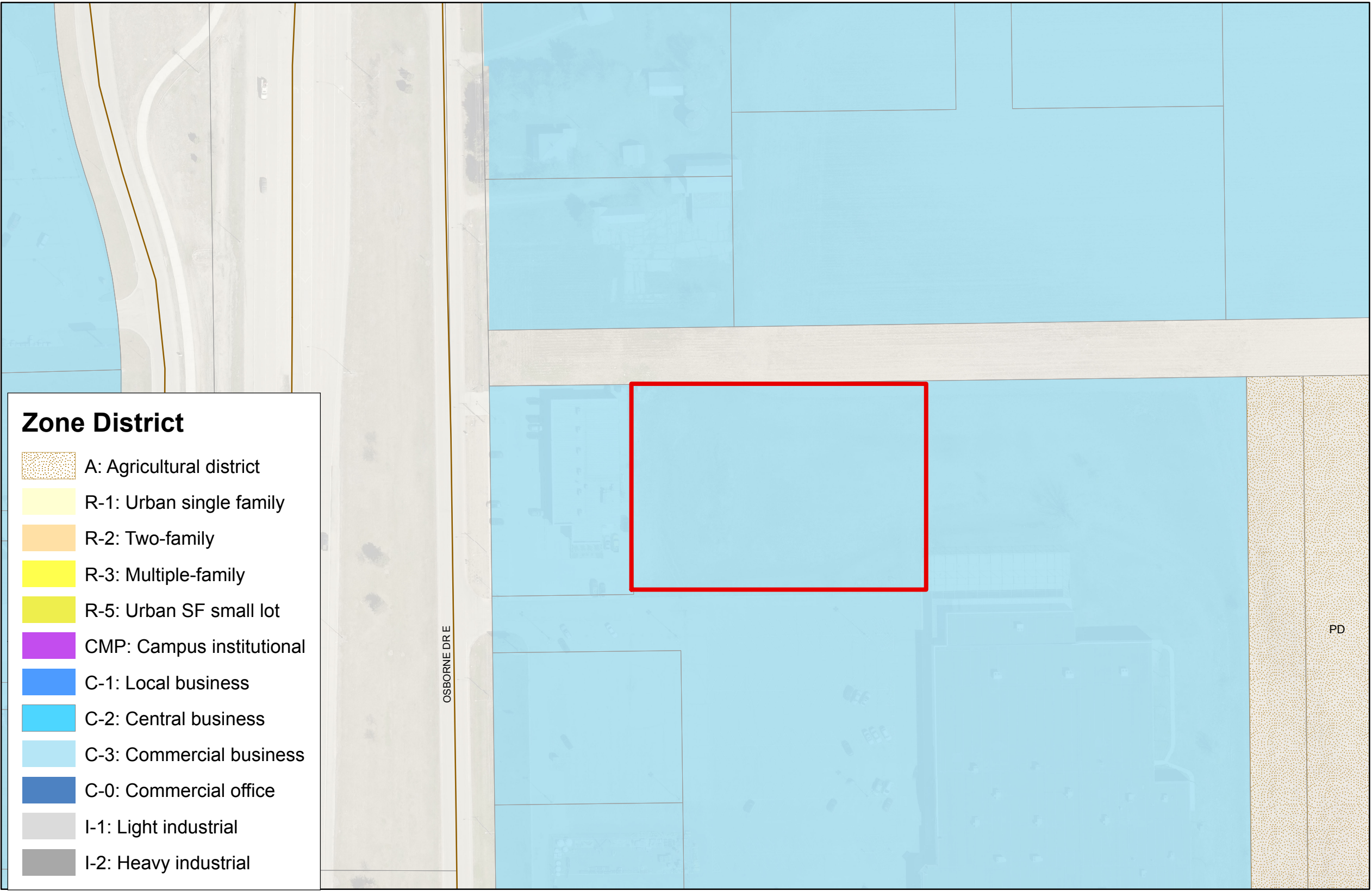
COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA.

By _____

Chairperson

ATTEST:

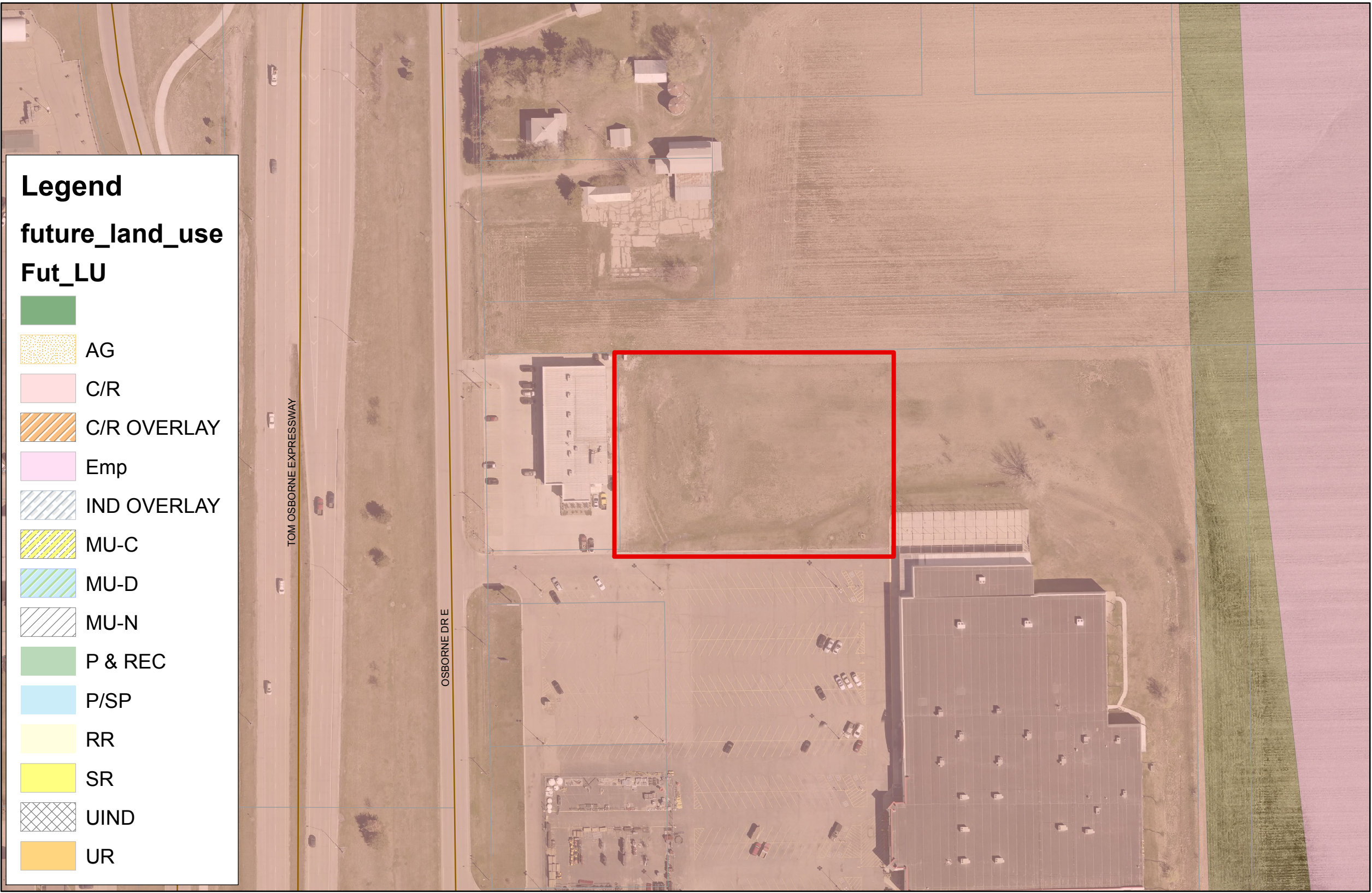
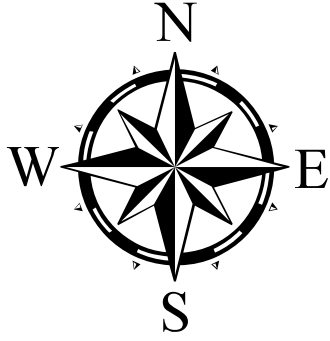
Secretary



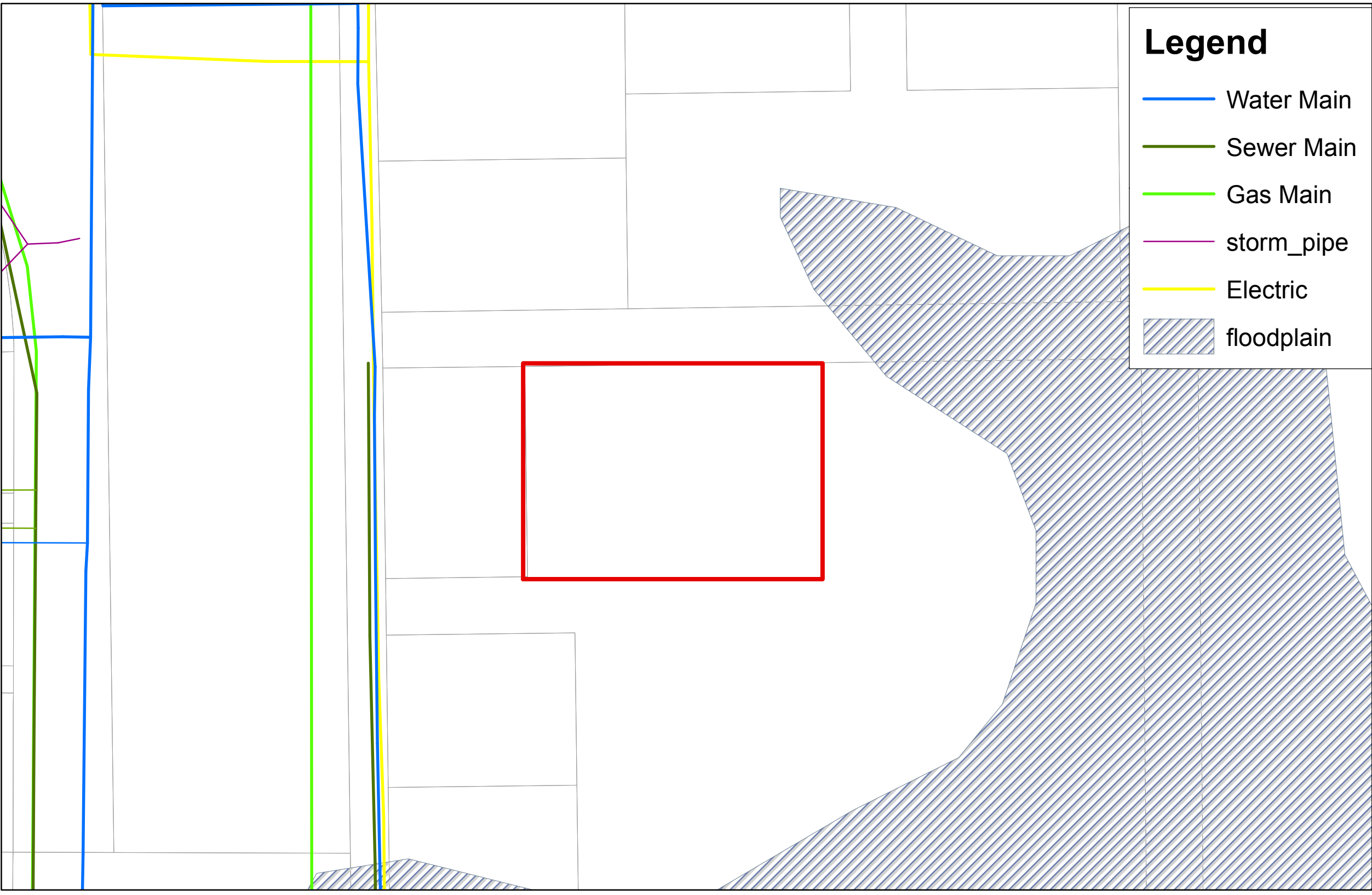
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

DJ & R Investments LLC Redevelopment Plan Modification

RESOLUTION NO. 2018-12

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area XIV was previously approved by the Mayor and City Council of the City of Hastings on September 11, 2017; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #1.16.18(a) in conjunction with DJ&R INVESTMENTS, LLC for the DJ&R INVESTMENTS, LLC Redevelopment for Redevelopment Area XIV, particularly Lot 1 of Hastings Commons Subdivision No. 2 to the City of Hastings, Adams County, Nebraska; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #1.16.18(a) on January 16, 2018; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area XIV and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #1.16.18(a) and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area XIV and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the DJ&R INVESTMENTS, LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area XIV, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #1.16.18(a), Area XIV, and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #1.16.18(a) for the DJ&R INVESTMENTS, LLC redevelopment project in Redevelopment Area XIV as provided herein, a copy of said Redevelopment Pan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this ____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/19/2018
File No: 2018-009
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of West Fork Inc. for a Conditional Use Permit for self-storage units at a parcel of land being all of that portion of Block 11, M.J. Smith's Addition to the City of Hastings, Adams County, Nebraska lying Northeasterly of a line that is parallel with and 100 feet distance Northeasterly, measured at right angles, from the centerline of the main line of the St. Joseph and Grand Island Railway Company as presently constructed and operated; generally located south of D Street and west of California Avenue.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

The Planning Commission shall hold a public hearing to review applications for conditional uses to assure that the proposed development will integrate compatibility with existing land uses and with permitted uses that may be established. No conditional use may be approved which will have a permanent negative impact substantially greater than anticipated from development permitted without a conditional use. The Planning Commission recommendation shall be forwarded to City Council , which will have final authority in the matter.

Type of action requested:

Motion

Suggested motion:

Motion to approve the Conditional Use Permit for self-storage units on the referenced site, subject to the following conditions:

- (1) that the building footprint be reduced to maintain a 30' building separation on the east, and a minimum drive aisle width of 15' on the west;
- (2) that "No Parking - Fire Lane" signs are mounted and maintained between the buildings at the 30.06' ingress/egress aisle and at the 15' ingress/egress aisle;
- (3) that a Knox Box be installed for fire department access to all units;
- (4) that a minimum 2" thick base of 3/4" white rock be maintained in all vehicular access areas;
- (5) perimeter fencing requirement is waived in lieu of an approved landscape plan;
- (6) two parking spaces shall be provided, plus one space for each employee;

- (7) building heights shall be limited to one story, not to exceed fourteen (14) feet at the eaves;
- (8) Storage bays within a single building shall not be interconnected by interior doors or other interior means of providing access from one bay to another;
- (9) Buildings shall be separated by a minimum of thirty (30) feet from one another;
- (10) A sign shall be limited to one ground pole sign at the entrance to the premises; not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten (10) feet;
- (11) All exterior lighting shall be of cut-off type to prevent off-site glare; each tenant space shall be provided with separate interior lighting;
- (12) All storage shall be kept within an enclosed building;
- (13) Storage bays shall be at the same elevation as the means of vehicular access thereto;
- (14) Repair, reconditioning and fabrication is prohibited;
- (15) Repair, construction, and reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure;
- (16) An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the City Council. If construction has not been started within said twenty-four (24) month period, the plan shall be null and void unless otherwise extended by City Council.

Deadlines associated with action:

This case is scheduled to be considered at the regular meeting of City Council on March 12, 2018.

Department head comments:

The future land use designation for this parcel is "Urban Residential," and it is zoned "I-2 Heavy Industrial." Surrounding uses are as follows:

North: R-3 Multiple-family Residential, residential uses

South: I-2 Heavy Industrial, railroad right-of-way and public use

East: I-2 Heavy Industrial, public use

West: I-2 Heavy Industrial, industrial use

The applicant has proposed a second large storage building identical to the existing building on the lot. In order to compel an affirmative recommendation, a conditional use may not exceed the impacts of a by-right use in any of the following criteria:

a. Pedestrian and vehicular traffic circulation and safety: The proposed use will generate minimal traffic impacts once constructed (at or below 4 ADT), and peak construction traffic should be within a normal range. Site access will be from D Street, and will not impact traffic beyond the immediate vicinity. Overall traffic impacts should be at or below what is normal for mixed-use districts.

b. Reasonable and economic extension of public utilities and facilities: The proposed action requires no water or sewer, and electric impacts are minimal; therefore the extension and utilization of public facilities is not applicable.

c. Noise, fumes, dust, or other environmental pollution: The proposed use is primarily intended for storage of large items such as travel trailers, boats, and the like, as well as normal household storage. Storage of items that generate fumes, dust, and environmental pollution are expressly prohibited. Noise impacts would be limited to normal vehicular traffic during delivery or removal of stored contents. Staff is confident that the noise impacts of the proposed use would not exceed that of other heavy industrial uses.

d. The maintenance of logical and efficient development patterns and land use mixtures: The site is utilized for self-storage units currently, and the proposed expansion remains consistent with industrial development in the area. Additionally, the proposal will relieve some demand for self-storage units on greenfield sites.

e. The maintenance of property values in accordance with established and permitted land uses: the valuation impact of self-storage units on neighboring property values is not widely studied. Such impacts, if any, are not anticipated to exceed the impacts of neighboring heavy industrial uses.

In order to minimize negative impacts to the neighborhood and maintain public health, safety, and welfare objectives, an approved permit shall be subject to the following conditions:

- (1) that the building footprint be reduced to maintain a 30' building separation on the east, and a minimum drive aisle width of 15' on the west; (2) that "No Parking - Fire Lane" signs are mounted and maintained between the buildings at the 30.06' ingress/egress aisle and at the 15' ingress/egress aisle;
- (3) that a Knox Box be installed for fire department access to all units;
- (4) that a minimum 2" thick base of 3/4" white rock be maintained in all vehicular access areas;
- (5) perimeter fencing requirement is waived in lieu of an approved landscape plan;
- (6) two parking spaces shall be provided, plus one space for each employee;
- (7) building heights shall be limited to one story, not to exceed fourteen (14) feet at the eaves;
- (8) Storage bays within a single building shall not be interconnected by interior doors or other interior means of providing access from one bay to another;
- (9) Buildings shall be separated by a minimum of thirty (30) feet from one another;
- (10) A sign shall be limited to one ground pole sign at the entrance to the premises; not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten (10) feet;
- (11) All exterior lighting shall be of cut-off type to prevent off-site glare; each tenant space shall be provided with separate interior lighting;
- (12) All storage shall be kept within an enclosed building;
- (13) Storage bays shall be at the same elevation as the means of vehicular access thereto;
- (14) Repair, reconditioning and fabrication is prohibited;
- (15) Repair, construction, and reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure;
- (16) An approved plan shall be valid for a period of twenty-four (24) months following the date of

approval by the City Council. If construction has not been started within said twenty-four (24) month period, the plan shall be null and void unless otherwise extended by City Council.

Recommendation:

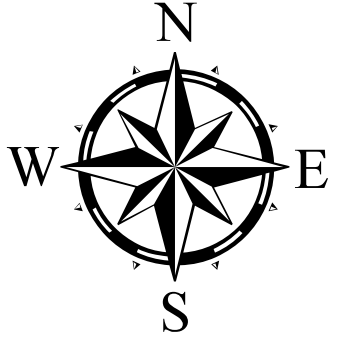
Staff supports a recommendation to approve the Conditional Use Permit subject to the sixteen (16) conditions listed herein.



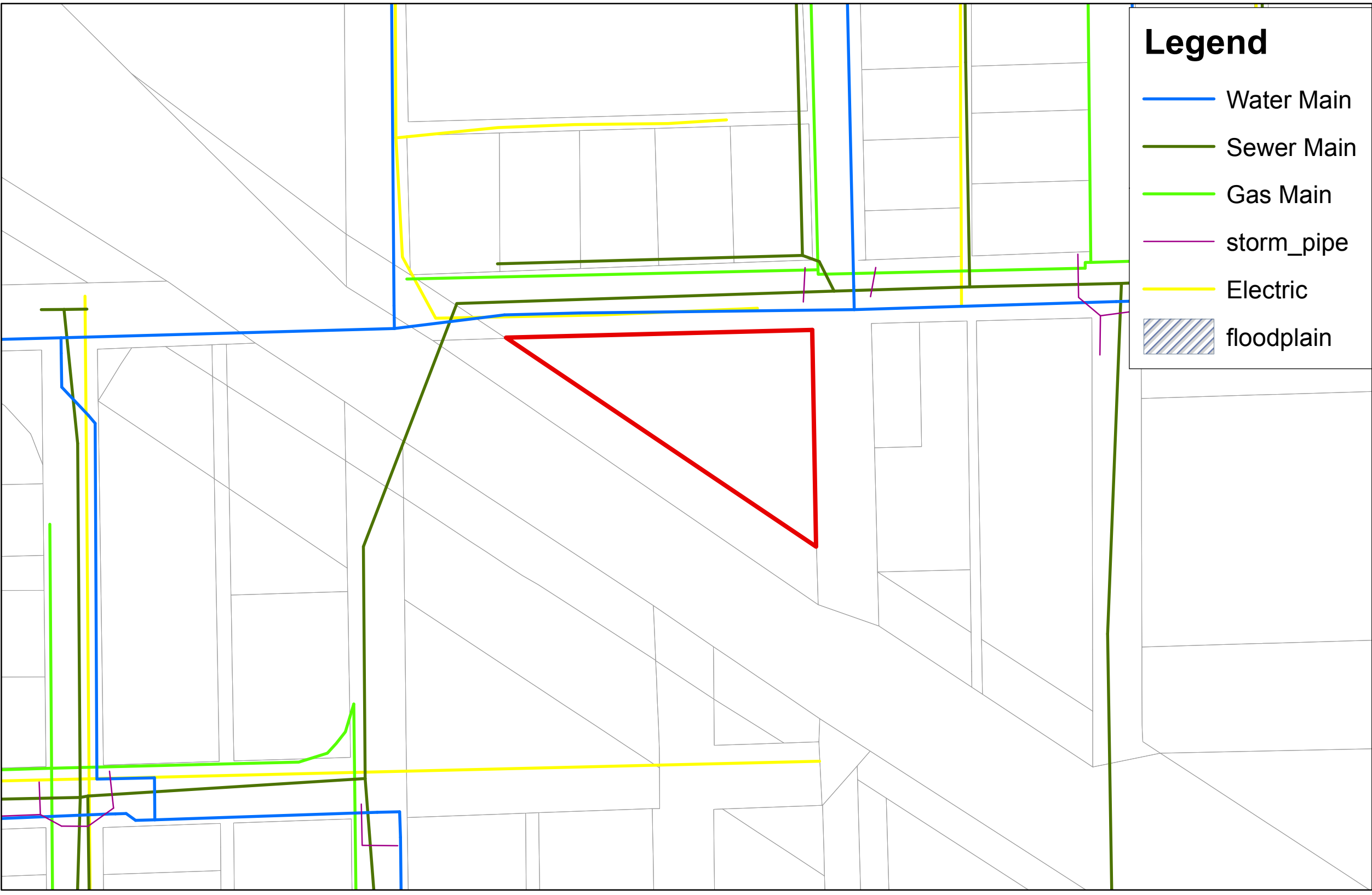
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

West Fork Inc. Conditional Use Permit

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/19/2018
File No: 2018-010
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Bruna Enterprises, LLC to amend the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the Comprehensive Plan, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval for Ordinance No. 4547, amending the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

Deadlines associated with action:

This item is scheduled to be considered at the regular meeting of City Council on March 12, 2018.

Department head comments:

The property at 100 North Shore Drive has been used as commercial office space since construction under a planned district amendment since March, 1993 (Ordinance No. 3302). However, the future land use designation for the parcel remained "Suburban Residential."

This action is intended to align the Comprehensive Plan designation with the current and future use of the property. Surrounding land uses are as follows:

North: Commercial/Retail designated, "C-O Commercial Office" zone district, utilized as commercial office;

South: Open Space and Commercial/Retail designated, "C-O Commercial Office" zone district, utilized as public recreation space and commercial office;

East: Suburban Residential designated, "R-1 Single-family Residential" zone district, residential use;

West: Commercial/Retail designated, "I-1 Light Industrial" zone district, automobile retail use.

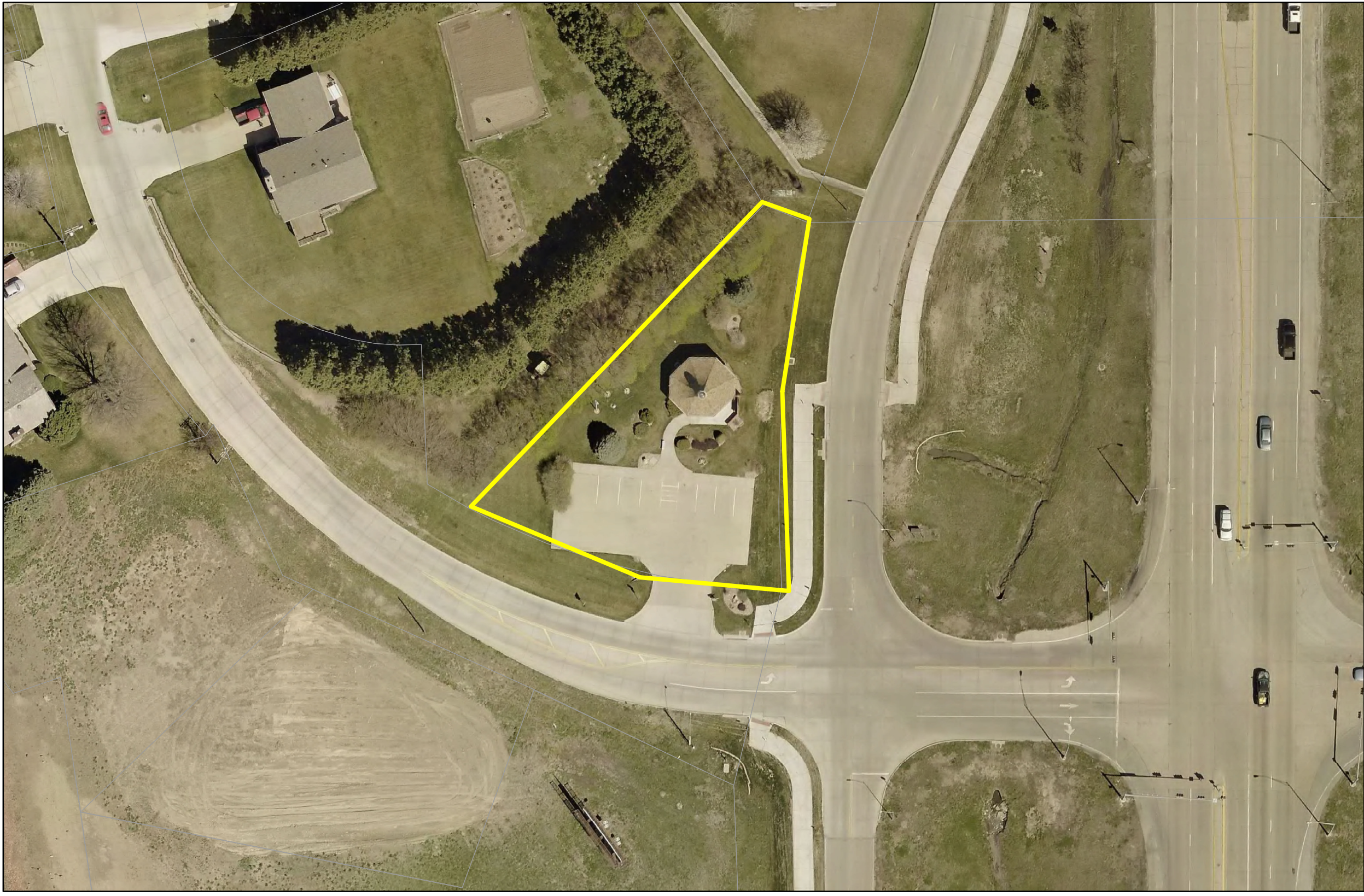
Amending the future land use map for this area to "Commercial/Retail" meets the public safety, health, convenience, comfort, prosperity, and general welfare of the City of Hastings and its residents (34-807).

Recommendation:

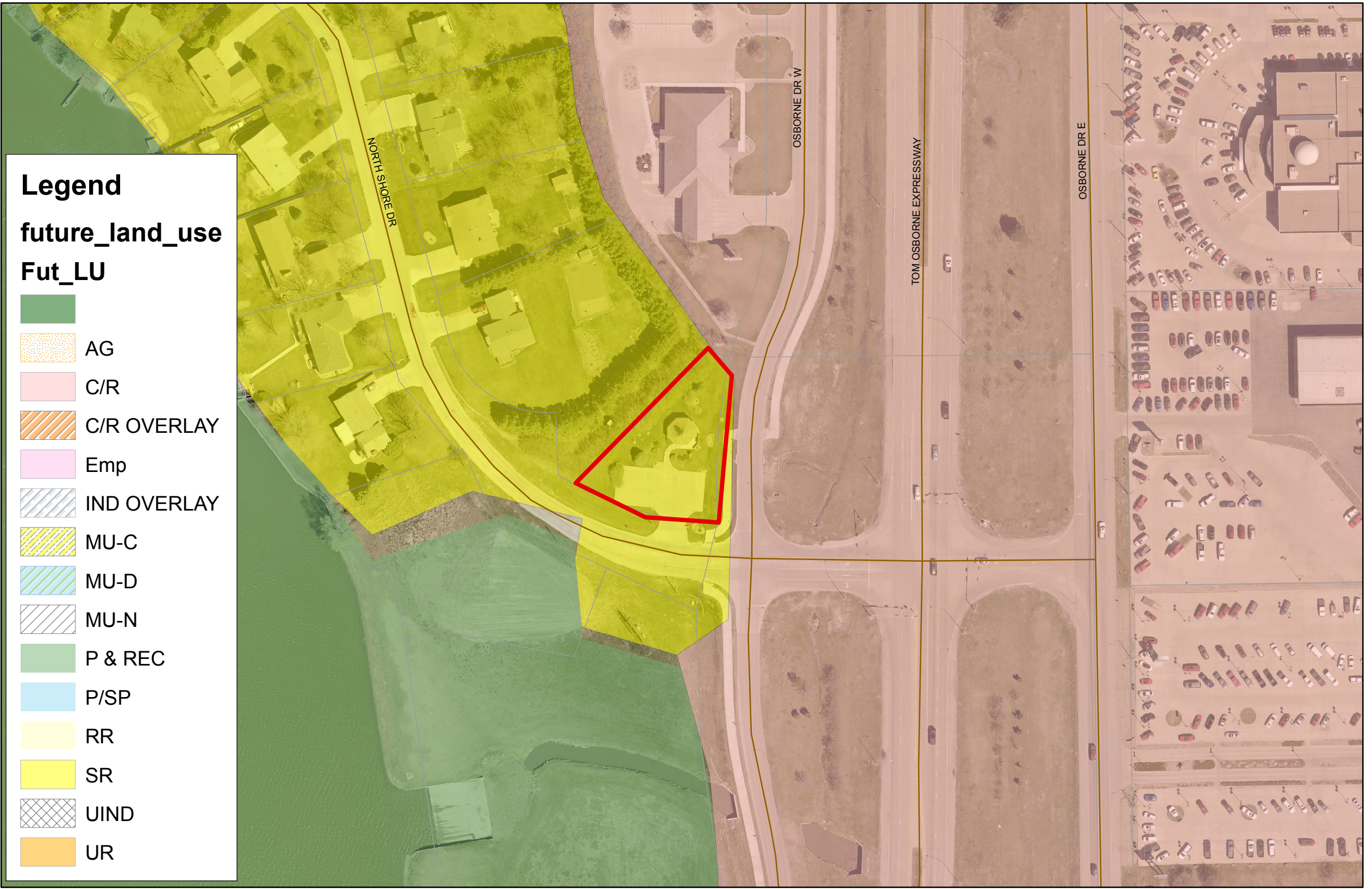
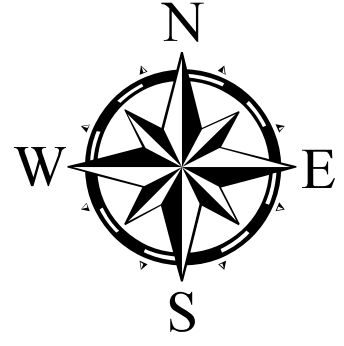
Motion to recommend approval for Ordinance No. 4547, amending the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska.



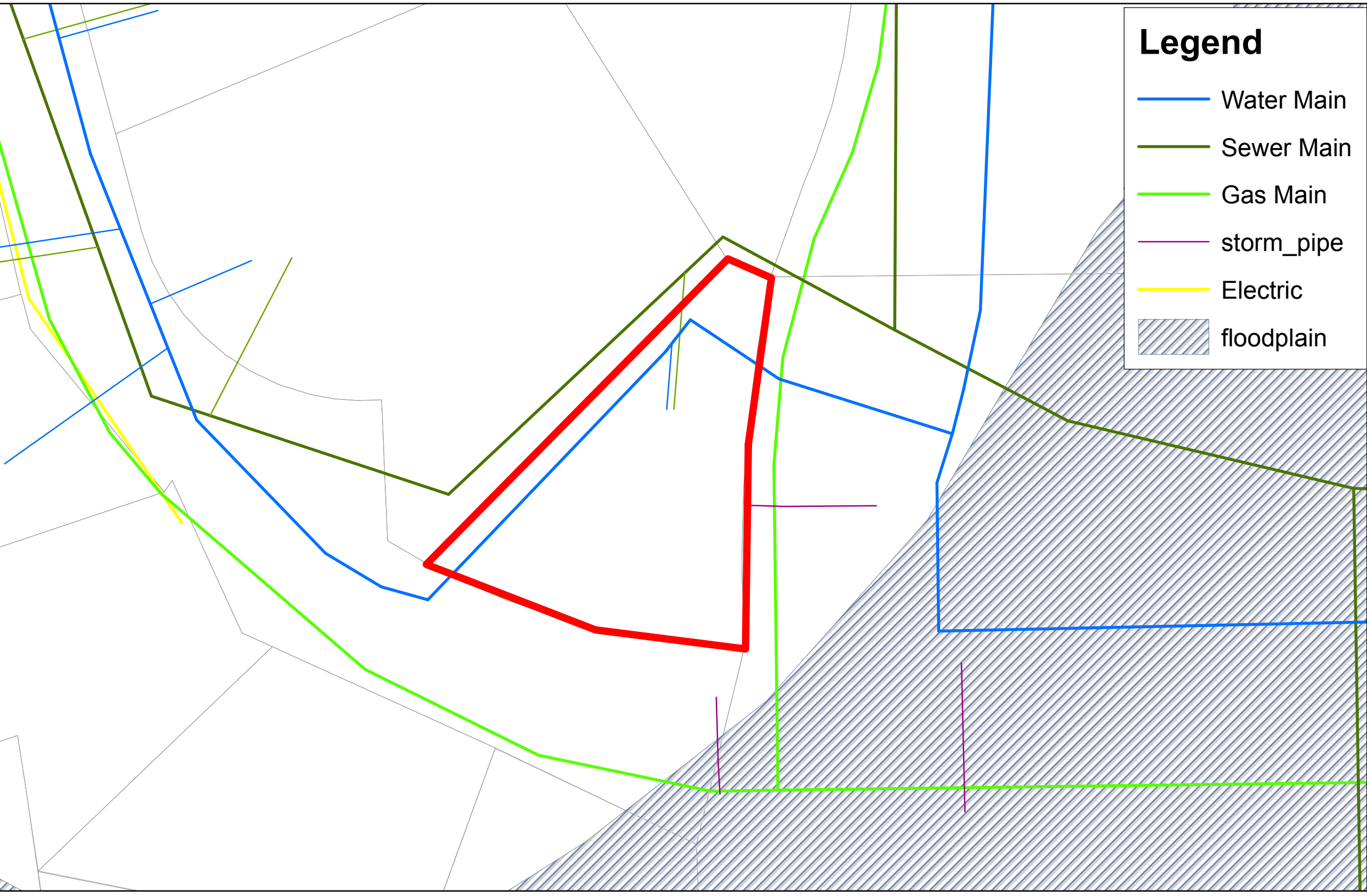
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

Bruna Enterprises LLC Rezone, Comp Plan Amendment

ORDINANCE NO. 4547

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE COMPREHENSIVE DEVELOPMENT PLAN OF THE CITY OF HASTINGS, NEBRASKA; TO CHANGE THE DESIGNATION OF A CERTAIN PARCEL OF LAND FROM “SUBURBAN RESIDENTIAL” TO “COMMERCIAL/RETAIL;” TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. It is hereby found and determined by the City Council of the City of Hastings, Nebraska:

- A. That the following described parcel of land located within the corporate limits of the City of Hastings, Adams County, Nebraska, to wit:

Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska,

is urban and suburban in character and is contiguous and adjacent to the corporate limits of the City of Hastings, Nebraska.

- B. That the Comprehensive Plan future land use designation of “Suburban Residential” is invalid due to the nature of development in the vicinity and the subject parcel's contemplated present and future use; and

- C. That the parcels contiguous to the north, south, and east are designated “Commercial/Retail,” and such parcels possess certain characteristics which are shared with the above described parcel.

SECTION 2. That the designation of the above described real property be and same is hereby amended in the Comprehensive Development Plan of the City of Hastings, Nebraska from “Suburban Residential” to “Commercial/Retail.”

SECTION 3. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in pamphlet form as provided by law, said effective date being the ____ day of _____, 2018, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2018.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/19/2018
File No: 2018-011
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Bruna Enterprises, LLC to consider a change of zoning from "RP-3 Multiple-family Planned Residential" to C-O "Commercial Office" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of a change of zoning from "RP-3" to "C-O" for Lot 4, Block 1 of Lakeview Plaza Subdivision, City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on March 12, 2018.

Department head comments:

This change of zoning is intended to advance the Commission's and City Council's directive to legitimize uses in areas with incompatible zoning.

The proposed change is consistent with the character of development in the vicinity. Residential uses exist to the west, but commercial uses exist exclusively to the east, north, and south. The parcel's orientation, improvements, past and current use, and adjacency to Osborne Drive West are amenable to limited commercial activity such as office uses.

A change of zoning to "C-O" in lieu of "RP-3" is consistent with the future land use contemplated in the area. Adjacent zoning and uses are:

North: Commercial/Retail designated, "C-O Commercial Office" zone district, utilized as commercial office;

South: Open Space and Commercial/Retail designated, "C-O Commercial Office" and "R-1 Single-family Residential" zone district, utilized as public recreation space, restricted floodway, and commercial office;

East: Suburban Residential designated, "R-1 Single-family Residential" zone district, residential use;

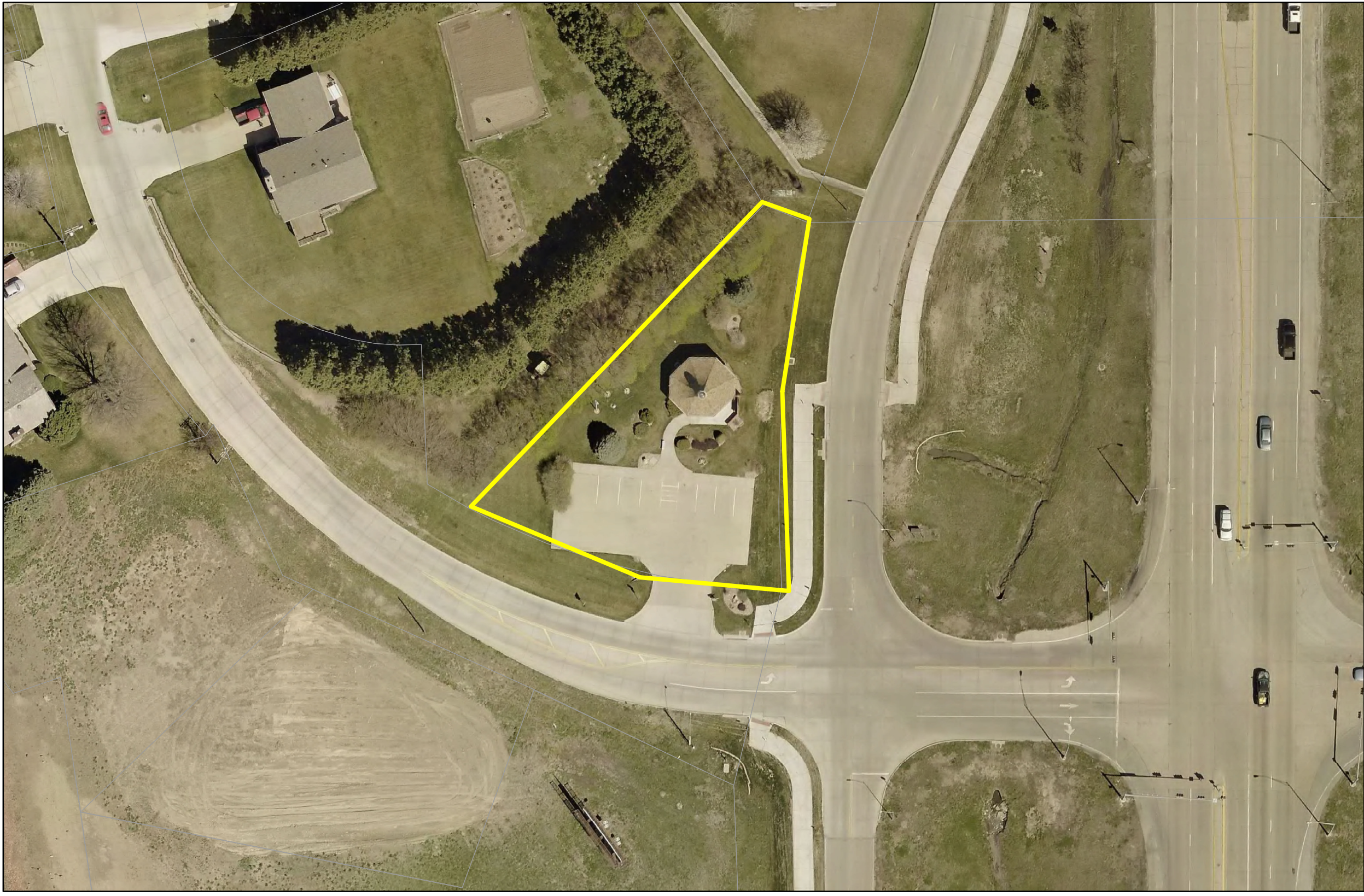
West: Commercial/Retail designated, "I-1 Light Industrial" zone district, automobile retail use.

Recommendation:

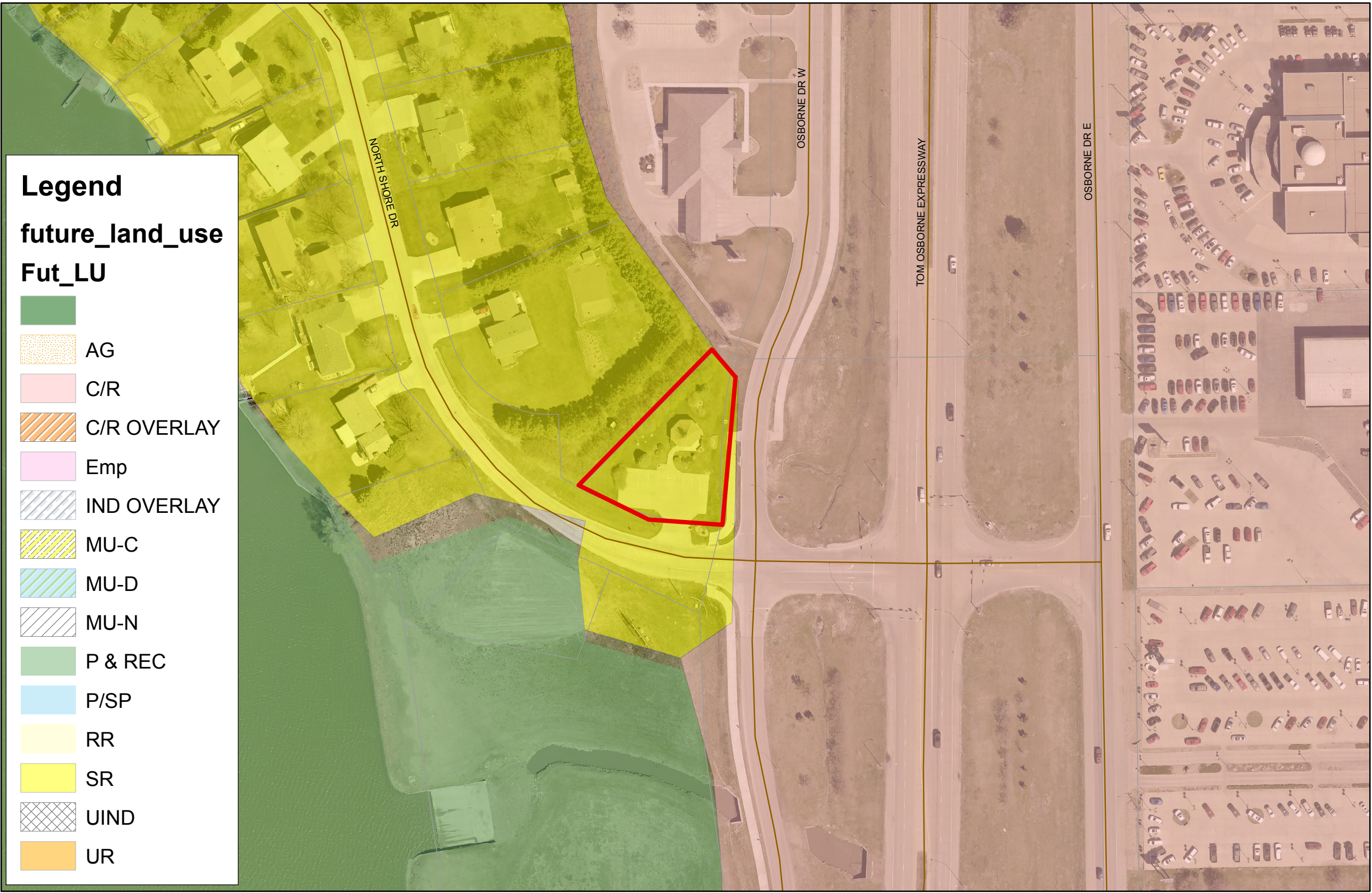
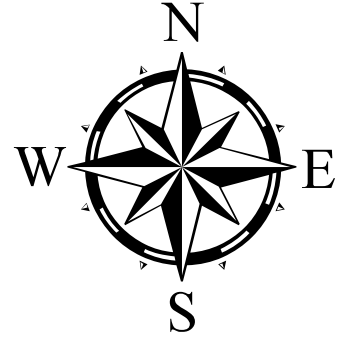
Staff supports a recommendation to change zoning from "RP-3 Multiple-family Residential Planned District" to "C-O Commercial Office" for Lot 4, Block 1 of Lakeview Plaza Subdivision of the City of Hastings, Adams County, Nebraska.



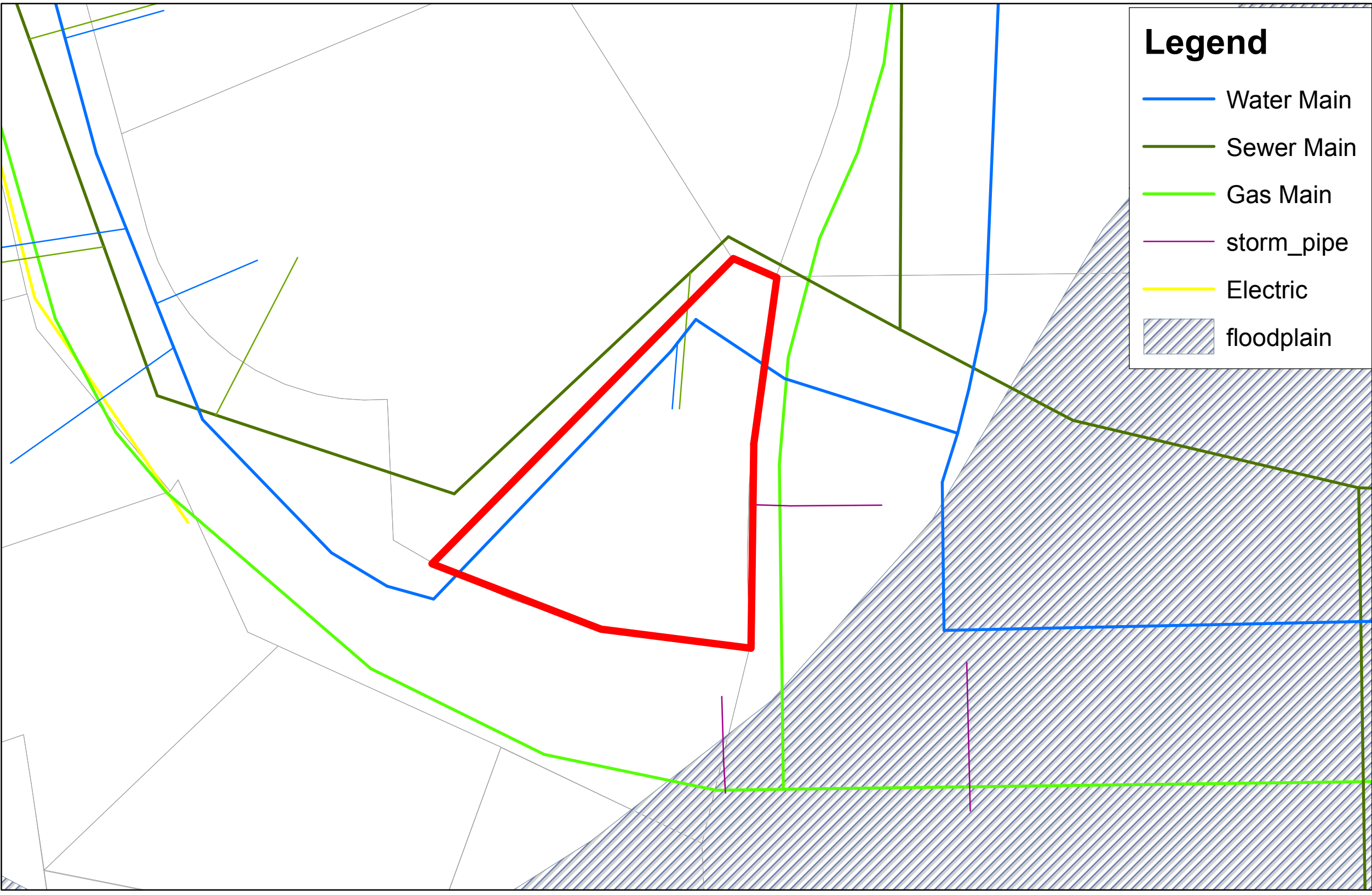
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

Bruna Enterprises LLC Rezone, Comp Plan Amendment

ORDINANCE NO. 4546

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO
AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF
HASTINGS, NEBRASKA TO REZONE THE FOLLOWING DESCRIBED
PARCELS OF LAND, TO WIT:**

**Lot 4, Block 1 of Lakeview Plaza Subdivision of the City of Hastings,
Adams County, Nebraska, excepting all Rights-of-Way therein.**

**FROM RP-3, MULTIPLE-FAMILY RESIDENTIAL PLANNED DISTRICT TO
C-O, COMMERCIAL OFFICE DISTRICT; TO REPEAL ANY ORDINANCE IN
CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE
SHALL BE IN FULL FORCE AND EFFECT.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
HASTINGS, NEBRASKA:**

SECTION 1. That the property legally described as:

Lot 4, Block 1 of Lakeview Plaza Subdivision of the City of Hastings,
Adams County, Nebraska,

which is currently zoned RP-3, Multiple-family Residential Planned District, be and the
same are hereby rezoned to C-O, Commercial Office District.

SECTION 2. That the City Engineer is hereby directed to cause the Official Zoning
District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing
provisions.

SECTION 3. That any ordinance passed and approved prior to the passage of this
ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its
passage, approval and publication in pamphlet form, said effective date being the ____ day of
_____, 20____, and this ordinance shall not be included in the Hastings City Code
Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings,

Nebraska, this _____ day of _____, 2018.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/19/2018
File No: 2018-012
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for West Fork South Subdivision, a replat of part of Block 11, MJ Smith's Addition in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary/Final Plat for West Fork South Subdivision, a replat of part of Block 11, M.J. Smith's Addition in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the March 12, 2018 regular meeting of City Council.

Department head comments:

The property is a 34,656 square foot lot located south of D Street and west of California Avenue. It currently has a 10-unit self-storage building on the east portion of the lot. Future Land Use designation for the plat is Urban Residential and it is zoned I-2 Heavy Industrial. All contiguous parcels are Urban Residential, with "R-3 Multiple-family Residential" zone district to the north, and "I-2 Heavy Industrial" to the south, east, and west.

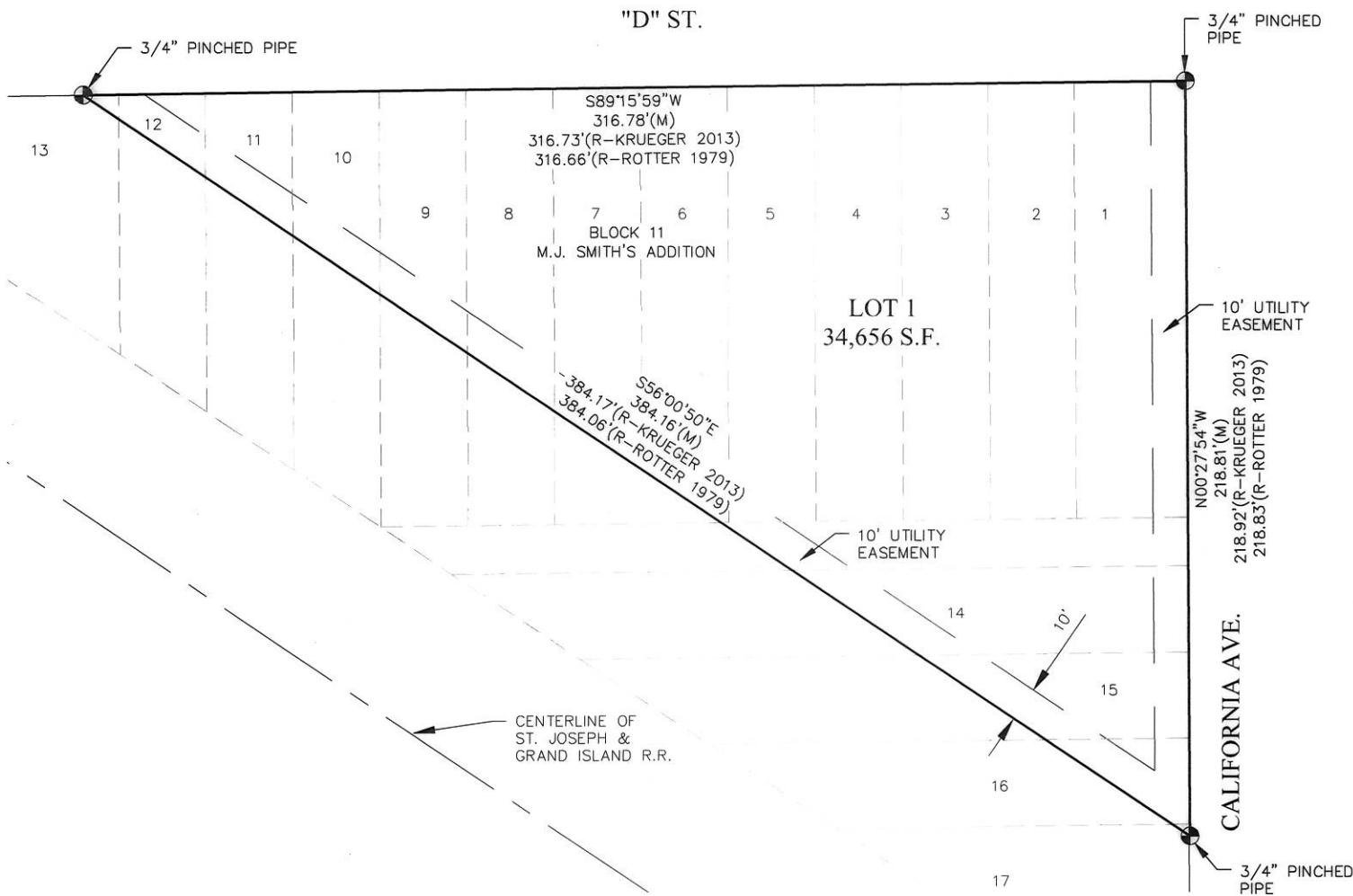
All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat

may be approved.

Recommendation:

Staff supports a motion to approve the preliminary/final plat for West Fork South Subdivision as presented.

FINAL PLAT
WEST FORK SOUTH SUBDIVISION
A REPLAT OF PART OF BLOCK 11, M.J. SMITH'S ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

LEGAL DESCRIPTION: (AS RECORDED IN INSTRUMENT NO. 20130268)

"A PARCEL OF LAND BEING ALL OF THAT PORTION OF BLOCK 11, M.J. SMITH'S ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LYING NORTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND 100 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN LINE OF THE ST. JOSEPH AND GRAND ISLAND RAILWAY COMPANY AS PRESENTLY CONSTRUCTED AND OPERATED", NOW KNOWN AS WEST FORK SOUTH SUBDIVISION.

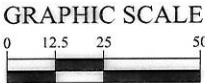
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Thomas L. Krueger
THOMAS L. KRUEGER, LS 448



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



NOTE: ALL BEARINGS ARE ASSUMED.

DATE	1/09/18
SCALE	1"= 50'
DRAWN	KSL
JOB NO.	R180061
FIELD BOOK	HASTINGS #55
FIELD WORK	TK
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

FINAL PLAT
WEST FORK SOUTH SUBDIVISION
A REPLAT OF PART OF BLOCK 11, M.J. SMITH'S ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER A 100 FOOT STEEL TAPE.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WEST FORK, INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WEST FORK SOUTH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA", BEING A REPLAT OF PART OF BLOCK 11, M.J. SMITH'S ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER.

SIGNED THIS 25th DAY OF JANUARY, 2018.

WEST FORK, INC.
A NEBRASKA CORPORATION

Robert A. Wallace - PRESIDENT

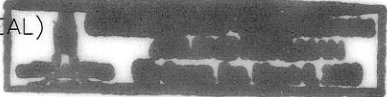
ACKNOWLEDGEMENT

STATE OF Nebraska)
COUNTY OF Adams) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF January, 2018, BY Robert A. Wallace OF WEST FORK, INC., A NEBRASKA CORPORATION.

MY COMMISSION EXPIRES THE 8th DAY OF March, 2020.

(SEAL)



Arlene Kuhlman
NOTARY



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

Jim Nadeau
CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS 26th DAY OF January, 2018.

Melanie Lemay
ADAMS COUNTY TREASURER



DATE	1/09/18
SCALE	1"= 50'
DRAWN	KSL
JOB NO.	R180061
FIELD BOOK	HASTINGS #55
FIELD WORK	TK
SHEET	2 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

FINAL PLAT
WEST FORK SOUTH SUBDIVISION
A REPLAT OF PART OF BLOCK 11, M.J. SMITH'S ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF NEW EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38-308(4).

MANAGER, HASTINGS UTILITIES

CITY ENGINEER

CITY ENGINEER'S APPROVAL

THIS PLAT OF WEST FORK SOUTH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS ____ DAY OF _____, 2018.

CITY ENGINEER

HASTINGS PLANNING COMMISSION

THIS PLAT OF WEST FORK SOUTH SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN

DIRECTOR OF PLANNING

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF WEST FORK SOUTH SUBDIVISION HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
COUNTY OF ADAMS) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

DATE	1/09/18
SCALE	1"= 50'
DRAWN	KSL
JOB NO.	R180061
FIELD BOOK	HASTINGS #55
FIELD WORK	TK
SHEET	3 OF 3
FILE NO.	



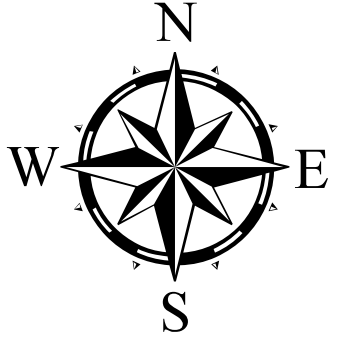
JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com



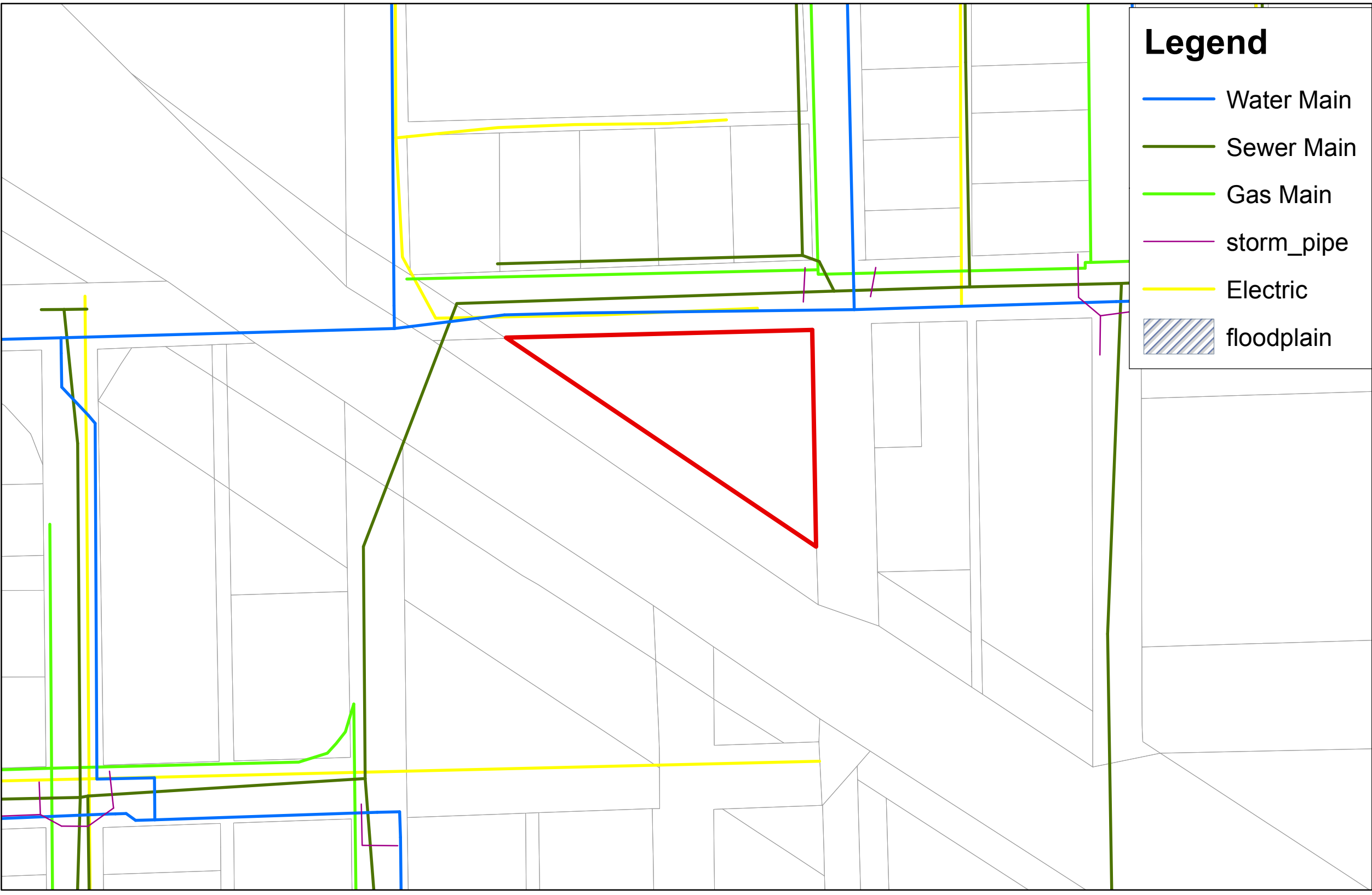
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

West Fork Inc. Conditional Use Permit