HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, April 16, 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, April 13, 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 March 19, 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. **2018-015.** Public hearing at the request of applicant Blue Hero Development, LLC to consider Resolution 2018-26, adopting Plan Modification #03.20.18 to Redevelopment Area No. III within the City of Hastings, Adams County, Nebraska concerning Lots 7-13 of Hastings Cottages East Subdivision of the City of Hastings, Adams County, Nebraska.

    b. **2018-016.** Public hearing at the request of Michael and Teri Duca for Ordinance No. 4551, vacating the alley located in Block 11 of Cole's First Addition to the City of Hastings, Adams County, Nebraska, generally located between California Avenue and Rhode Island Avenue south of B Street.

10. Subdivisions

    a. **2018-017.** Consider a Preliminary/Final Plat for Duca Subdivsion, a replat of Lots 5 through 8 and a portion of the vacated alley of Block 11, Cole's First Addition to 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
Monday, March 19, 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 March 19, 2018.

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

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

Moved by Hamburger, seconded by Rundle, to adopt the current agenda for the March 19, 2018, Planning Commission meeting. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. 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 Rundle, seconded by Raitt, to approve the minutes of the February 19, 2018 Planning Commission meeting. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. The motion carried.

9. Public Hearings.
a. 2018-013. Public hearing on a request to consider Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska, located in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, generally located North of 38th Street and abutting Lakepark Lane.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained the necessity of the public hearing and the Planning Commission hearing such action as an addition to the City of Hastings. The plat is an extension of the existing Cimarron Meadows development. A preliminary plat has been approved by the City Council. The plat is an addition to the corporate limits and the applicant has worked with City staff in the overall design and layout. He stated street names have been changed from the preliminary plat. Staff supports a recommendation to approve Cimarron Meadows 10th Addition as submitted.

The Chair declared the public hearing closed.

Moved by Rundle, seconded by Srivastava, to recommend approval of Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. The motion carried.

10. Subdivisions

a. 2018-014. Consider a preliminary/final plat for Hastings Cottages East Subdivision, a 3.01 acre subdivision located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 7 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this property is located south of "H" Street and east of St. Joseph Avenue and a portion of Chart's Subdivision, Second filing. The future land use designation for the plat and for all contiguous parcels is Urban Residential. Staff supports approving the plat as submitted.

Moved by Hamburger, seconded by Johnson, to recommend approval of the Hastings Cottages East Subdivision. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. The motion carried.

11. Reports

a. Committee Reports

The Chair reported the Ad Hoc Committee met on March 14th. The next meeting is tentatively scheduled for April 11th.

b. Chairman Comments

The NPZA Conference was very informative.

c. Staff Reports

Don Threewitt reported the City had the opportunity to look at Opportunity Zones in the community. There were three potential census tracts that could have been designated as Opportunity Zones. The final report is included in the packet. The timing of the submittal for the Opportunity Zones did not allow for Planning Commission review and recommendation prior to moving forward. An Opportunity Fund can be created, private investors would funnel their capital gains into the Fund and then be used as a tax-deferred vehicle to invest in the Opportunity Zones. Three census tracts were picked in the City, 1) the downtown area, 2) southeast Hastings, and 3) southwest Hastings. After reviewing the analysis, the City chose to move forward with a nomination for the southwest Hastings area, which includes the south Burlington corridor and a portion of the Highway 6 corridor.

Staff is also working on a draft policy for an affordable housing initiative for a grant. It is creating the requirement for workforce housing if any public subsidy is involved. This will be presented to the Planning Commission.

Adjourn

____

Chairman

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 04/16/2018
File No: 2018-015
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of applicant Blue Hero Development, LLC to consider Resolution 2018-026, adopting Plan Modification #03.20.18 to Redevelopment Area No. III within the City of Hastings, Adams County, Nebraska concerning Lots 7-13 of Hastings Cottages East Subdivision of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval .

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Resolution No. 2018-026 adopting Plan Modification #03.20.18 to Redevelopment Area No. III within the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the May 14, 2018 regular meeting of the City Council.

Department head comments:

This plan modification advances the purchase and redevelopment of Lots 7-13 of Hastings

Cottages East Subdivision for the construction of seven (7) affordable single-family homes, and includes site acquisition, preparation, public infrastructure, facade enhancements and other TIF-eligible expenditures.

The Commission shall find that the redevelopment plan conforms with the general plan for the development of the city as a whole.

In Imagine Hastings, the Future Land Use plan designation for the area is Urban Residential. This category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000-10,750 square feet in size. This category may include a mix of housing styles and types including single family, duplexes, townhomes, and multi-family of both rental and ownership types.

The current and proposed zoning is R-3, Multiple-family Residential, which is consistent with the Comprehensive Plan and the adjacent development patterns in the area.

Recommendation:

Staff supports a Planning Commission recommendation to approve Resolution 2018-026, for Plan Modification #03.20.18 to Redevelopment Plan Area Number III for the following property: Lots 7-13 of Hastings Cottages East Subdivision of the City of Hastings, Adams County, Nebraska.

DATE 3 / 22 / 2018 Resolution #2018-26 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
- ☒ Comprehensive Plan / Amendment — Plan Modification to Redevelopment Plan
- ☐ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Blue Hero Development, LLC Redevelopment Project

Project Address: Between Fitzgerald Lane and H Street and bordered on the west by S. St Joseph and on the east by Kent Street. Within City Limit ☒ Yes ☐ No

Existing Zoning: R-3 Multi Family Proposed Zoning / Use: Single family residential

Existing Comprehensive Plan Designation: Urban Residential Gross Area: 3.01 acres

Legal Description: Lots 1-13, Hastings Cottages Subdivision East, of the City of Hastings ~~PT SE1/4, SE1/4 TAX LOT 4, CITY EXTENSIONS SEC 13-7-10~~ See attachment Number of Lots: 13

APPLICANT INFORMATION

Applicant: Adam Pavelka Company: Blue Hero Development, LLC

Address: 747 N. Burlington Tel: (402) 519-2777 Fax:

City: Hastings State: NE Zip: 68901 Email: adam@agriaffiliates.com

Property Owner: WAGJAM, LLC Company: same

Address: 747 N. Burlington Tel: (402) 519-2777 Fax:

City: Hastings State: NE Zip: 68901 Email:

Key Contact: Adam Pavelka Company: Agri Affiliates

Address: 747 N. Burlington Tel: (402) 519-2777 Fax:

City: Hastings State: NE Zip: 68901 Email: adam@agriaffiliates.com

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

[signature] 3-24-18

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: $300.00 ✓# 85010077 Receipt No.

Accepted by Staff: [signature] Case No.

Signature

PAID

Revised 4/10/13

Plan Modification # 3.20.18
to Redevelopment Area #3
Blue Hero Development, LLC Redevelopment Project

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #3 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of specific related project in Area #3.

<u>Executive Summary:</u>

Project Description
THE PURCHASE AND REDEVELOPMENT OF THE LAND TO BE DESCRIBED AS LOTS 7-13, HASTINGS COTTAGES EAST SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA FOR THE CONSTRUCTION OF 7 AFFORDABLE SINGLE FAMILY RESIDENCES 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 7 single family homes on the north side of the "to be built" extension of Kent Street located between Fitzgerald Lane and H Street and bordered on the west by S. St Joseph. 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 7 single family homes ranging from 1,250 to 1,400 sq ft. The developers plan to build market rate housing which is severely lacking in the community and specifically in Redevelopment Area #3. The addition of new single family homes is consistent with the 2016 Housing Study and the need to buy down the cost of housing is identified in the study. This project would not be possible without the use of TIF and the purchase of the property is subject to approval of TIF funding.

Blue Hero Development, LLC plans to purchase the property in the 2nd quarter of 2018 and commence construction as soon as water, sewer and construction of Kent Street is completed in the fall 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 homes 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, INFRASTRUCTURE AND CONSTRUCTION OF HOMES WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

Between Fitzgerald Lane and H Street and bordered on the west by S. St Joseph and on the east by Kent Street. - LOTS 7-13, HASTINGS COTTAGES EAST SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

Legal Descriptions: See attached Exhibit A

EXHIBIT A

Legal Description:

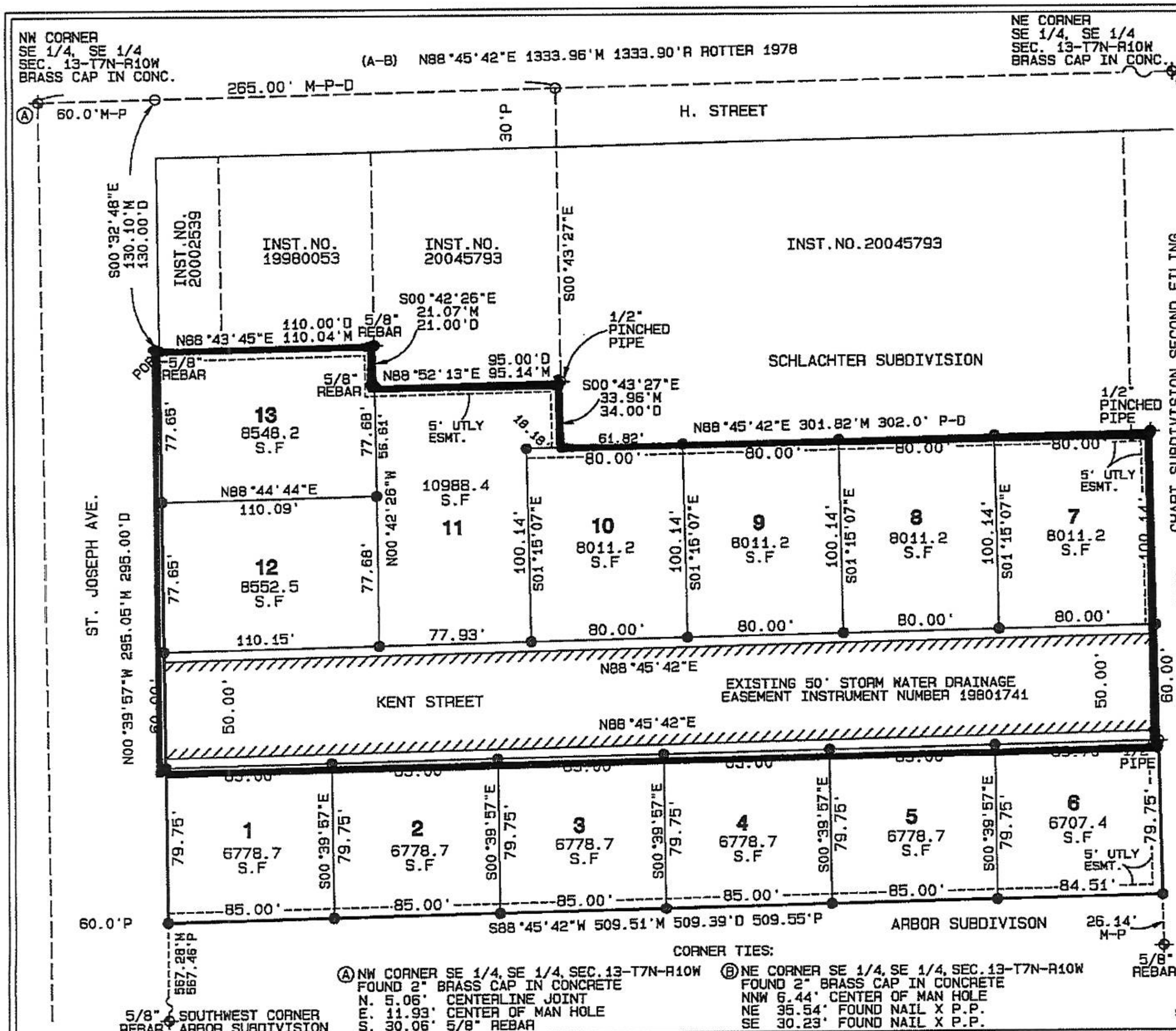
A tract of land in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Seven (7) North, Range Ten (10) West of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:
Referring to the Northwest corner of the SE1/4 of the SE1/4 of Section 13, thence S 0°00'0" (assumed bearing) along the West line of the SE1/4 of the SE1/4 of said Section a distance of 130.0 feet; thence N 89°25'48" E, parallel with the North line of said Quarter, a distance of 60.0 feet to the true point of beginning; thence continuing N 89°25'48" E a distance of 110.0 feet to a point; thence S 0°00'00" a distance of 21.0 feet; thence N 89°25'48" E a distance of 95.0 feet to a point on the West line of Schlachter Subdivision; thence S 0°00'00" a distance of 34.0 feet to the Southwest corner of Schlachter Subdivision; thence N 89°25'48" E a distance of 302.0 feet to a point on the West line of Chart Subdivision Second Filing; thence S 0°34'12" E along the West line of Chart Subdivision Second Filing a distance of 240.0 feet; thence S 89°25'48" W a distance of 509.39 feet to a point 60.0 feet East of the West line of the SE1/4 of the SE1/4 of said Section; thence N 0°00'00", parallel with the West line of said Quarter, a distance of 295.0 feet to the point of beginning.

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

PRELIMINARY / FINAL PLAT

HASTINGS COTTAGES EAST SUBDIVISION

A 3.01 ACRE SUBDIVISION , LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SEC. 13, T7N-R10W OF THE 6TH P.M., IN THE CITY OF HASTINGS ADAMS COUNTY, NEBRASKA.



CORNER TIES:

(A) NW CORNER SE 1/4, SE 1/4, SEC.13-T7N-R10W FOUND 2" BRASS CAP IN CONCRETE
N. 5.06' CENTERLINE JOINT
E. 11.93' CENTER OF MAN HOLE
S. 30.06' 5/8" REBAR

(B) NE CORNER SE 1/4, SE 1/4, SEC.13-T7N-R10W FOUND 2" BRASS CAP IN CONCRETE
NNW 6.44' CENTER OF MAN HOLE
NE 35.54' FOUND NAIL X P.P.
SE 30.23' FOUND NAIL X P.P.

OWNER(S) NAME AND ADDRESS:

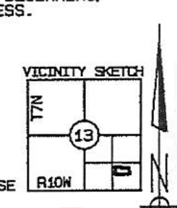
WAGJAM L.L.C.
ADAM D. PAVELKA AND DAVID A. HUGHES (MANAGING MEMBERS)
1133 SOUTH HASTINGS AVE. HASTINGS, NE 68901
CURRENT AND FUTURE ZONING: R-3 MULTIPLE FAMILY RESIDENT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, THENCE N88°45'42"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 60.00 FEET, THENCE S00°32'48"E ON AN EXTENSION OF THE EAST RIGHT OF WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF 130.10 FEET TO THE POINT OF BEGINNING, THENCE N88°43'45"E A DISTANCE OF 110.04 FEET, THENCE S00°42'26"E A DISTANCE OF 21.07 FEET, THENCE N88°52'13"E A DISTANCE OF 95.14 FEET TO THE WEST LINE OF SCHLACHTER SUBDIVISION, THENCE S00°43'27"E ON SAID WEST LINE A DISTANCE OF 33.96 FEET TO THE SOUTHWEST CORNER OF SAID SCHLACHTER SUBDIVISION, THENCE N88°45'42"E ON THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 301.82 FEET TO THE WEST LINE OF CHART SUBDIVISION SECOND FILING, THENCE S01°15'07"E ON SAID WEST LINE A DISTANCE OF 239.89 FEET TO THE NORTH LINE OF ARBOR SUBDIVISION, THENCE S88°45'42"W ON SAID NORTH LINE A DISTANCE OF 509.51 FEET TO THE EAST RIGHT OF WAY OF SAID ST. JOSEPH AVENUE, THENCE N00°39'57"W ON SAID EAST RIGHT OF WAY A DISTANCE OF 295.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.01 ACRES MORE OR LESS.

LEGEND :
D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
P-PLATTED DISTANCE
CORNER FOUND
TEMPORARY POINT
SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

SHEET 1 OF 2
50'
SCALE 1:50



SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION.
THIS _____ DAY OF MARCH, 20___.

NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

JOSHUA E. GRUMMERT | LS-783

WEBSITE www.grummert surveying.com
GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

G.P.S.PROJECT # 008-2017

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 single family homes as permitted in the R-3 Multi Family 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 February 25, 1988. (§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 single family homes 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 April 16, 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 #3 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 Residential Development. 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 R-1 Residential and 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 7 single family homes and the project 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. There are no structures on the property 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 $315,500 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 - $94,500
b) planning related expenses for Engineering, architectural & legal fees - $21,000
c) site utilities - $82,500
d) façade enhancements - $66,500
e) landscaping/underground sprinkler system - $19,600
f) capitalized interest on TIF borrowing - $31,400

The total TIF eligible expenses for this project are $315,500. 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 $315,500 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 insanitaly 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 Hastings Area Chamber of Commerce, City of Hastings and Community

Redevelopment Authority of increasing housing opportunities in the community which will lead to an increase quality and affordable housing stock for the residents of Hastings.

8. Time Frame for Development

Development of this project is anticipated to be completed between June 2018 and November 2020. 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 housing opportunities, increased valuation for the City, increased sales tax, the retention of construction jobs and the redevelopment of a tract that has been vacant for over 50 years. The Hastings area Chamber of Commerce, Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase single family 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 $315,500 This investment by the Authority will leverage $1,334,095 in private sector financing; a private investment of $4.23 for every TIF dollar invested.

USE OF FUNDS	SOURCE OF FUNDS		
Description	TIF Funds	Equity or Bank funds	Totals
Site Acquisition	$ 94,500		$ 94,500
Site & Utility Development	$ 82,500		$ 82,500
Building costs		$ 1,334,095	$ 1,334,095
Engineering & Architecture	$ 21,000	$ -	$ 21,000
Façade Enhancements	$ 66,500	$ -	$ 66,500
Financing Costs	$ 31,400		$ 31,400
Landscaping/sprinklers	$ 19,600		$ 19,600
TOTALS	$ 315,500	$ 1,334,095	$ 1,649,595

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2017, valuation of approximately $26,100. Based on the 2017 levy this would result in a real property tax of approximately $583.76. It is anticipated that the assessed value will increase by $1,373,900 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over $30,730 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	$ 26,100
Estimated value after completion	$ 1,400,000
Estimated incremental value	$ 1,373,900
Estimated Levy	$ 0.223665
Estimated annual TIF generated	$ 30,730
Estimated total TIF revenue	$ 460,950

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 financing and TIF are needed to make the return sufficient. The owner is contributing owner equity and bank financing of $1,334,095 and TIF funding will fill the remaining gap, making this project feasible. The project is asking for $315,100 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 negative returns. With TIF and depending upon the sale price, the developer can achieve a reasonable return on investment of 1.8% to 10.71% which is a reasonable return on investment in today's market.

Proforma Operating Statement

Projected Sale Price	$200,000	$210,000	$220,000
7 Home Sales	$1,400,000	$ 1,470,000	$ 1,540,000
Expenses to build/sell 7 homes	$ (1,689,779)	$ (1,689,779)	$(1,689,779)
Net Income Without TIF	($289,779)	$ (219,779)	$ (149,779)
7 Home Sales	$1,400,000	$ 1,470,000	$ 1,540,000
Expenses to build/sell 7 homes with TIF	$ (1,374,279)	$ (1,374,279)	$(1,374,279)
Net Income With TIF	$25,721	$ 95,721	$ 165,721
Rate of Return With/TIF	**1.80%**	**6.50%**	**10.71%**

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

The redevelopment project area currently has an estimated valuation of $26,100. The proposed redevelopment will create additional valuation of $1,373,900. 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. <u>Public infrastructure improvements and impacts:</u>

The Project anticipates expenditures of approximately $1,649,595 for construction and installation of the Project and related and ancillary improvements. It is proposed that up to $460,950 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 be $315,500. 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. <u>Local Tax impacts (in addition to impacts of Tax Shifts described above):</u>

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 property and sales taxes paid by the Redeveloper in connection with the Project.

The Project will also materially contribute to municipal revenues through permits, 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 Redeveloper anticipates that the Project will retain approximately 4-6 FTE construction 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 24 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 addition of new housing.

(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 construction materials, subcontractor services and similar products/services.

There is no anticipated negative impact on the housing industry in the City. There is a severe lack of single family homes available for sale in the anticipated price range and the pricing of these homes is expected to benefit the area workforce.

(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, Hastings Area Chamber of Commerce and the Community Redevelopment Authority to create additional housing opportunities for area residents. 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 taxes and fees) 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 between June of 2018 and December of 2020. 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 $315,500 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.

STATE OF NEBRASKA
BLUE HERO DEVELOPMENT, LLC
CERTIFICATE OF ORGANIZATION

1. Name. The name of the Company shall be BLUE HERO DEVELOPMENT, LLC ("Company").

2. Designated Office. The street and mailing address of the initial designated office is 1412 Sheridan Place, Hastings, Nebraska 68901.

3. Agent for Service of Process. The name of the initial agent for service of process is DAVID A. HUGHES, and the street and mailing address of such initial agent is 1412 Sheridan Place, Hastings, Nebraska 68901.

EXECUTED by the undersigned Organizer(s) on the 11 day of April, 2018.

ADAM D. PAVELKA

Zoning

Aerial

Future Land Use

Infrastructure and Floodplain

Blue Hero Development, LLC Plan Modification

HASTINGS
DEVELOPMENT SERVICES

Blue Hero Development, LLC Plan Modification #03.20.18

HASTINGS
DEVELOPMENT SERVICES

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 04/16/2018
File No: 2018-016
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Michael and Teri Duca for Ordinance No. 4551, vacating the alley located in Block 11 of Cole's First Addition to the City of Hastings, Adams County, Nebraska, generally located between California Avenue and Rhode Island Avenue south of B Street.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Public right-of-way may be vacated by ordinance upon a hearing by Planning Commission and final determination by City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance Number 4551, vacating the alley located in Block 11 of Cole's First Addition to the 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 May 14, 2018.

Department head comments:

The applicants purchased Lots 5-8, Block 11 of Cole's First Addition, commonly addressed as 422 S. Rhode Island Ave, on June 7, 2017. They wish to construct a detached garage on Lots 7 and 8. Current and proposed zoning is R-3 Multiple-family Residential. Per City Code, no accessory structure may be constructed prior to the primary structure. Since the proposed site is an independent lot, a garage could not be a primary structure in an R-3 zone.

The owner was provided several options, and elected to move forward with a re-plat of the property and a vacation of the alley, reserving a utility easement in its place. In the 16 block neighborhood, 4 alleys have been fully or partially constructed, 2 of which are commercial blocks.

City Engineering has no plans to further develop residential alleys in the city.

The owner has secured consent from all owners of Block 11 for the alley vacation, and staff supports a vacation of the entire alley within this block conditioned upon the grant of a 12-foot utility easement.

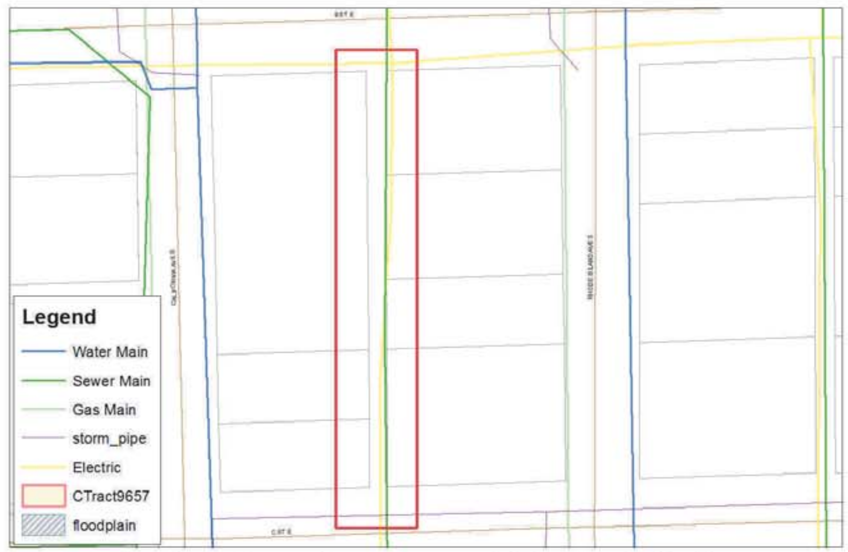
Recommendation:

Staff supports a recommendation to approve Ordinance #4551.

Zoning

Aerial

Future Land Use



Infrastructure and Floodplain

Ord. 4551 Alley Vacation, Block 11 Cole's First Addition

HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4551

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, VACATING THE NORTH-SOUTH ALLEY LYING BETWEEN "B" STREET AND "C" STREET, LOCATED IN BLOCK 11, COLE'S FIRST ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; PROVIDING FOR FILING OF SAME WITH THE REGISTER OF DEEDS; REPEALING INCONSISTENT PROVISIONS; TO PROVIDE EFFECTIVE DATE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That the alley legally described as:

> The North-South alley between "B" Street and "C" Street, located in Block 11, Cole's First Addition to the City of Hastings, Adams County, Nebraska.

pursuant to Neb. Rev. Stat. 16-611 (Reissue 2012) be and the same is herebyvacated, and the alley so vacated shall vest in the owners of the abutting property and become a part of such property, one-half on each side thereof; subject however to the reservations to the City of Hastings provided in Neb. Rev. Stat. 16-611 (4.

SECTION 2. The City Clerk is hereby directed to certify this ordinance to the Register of Deeds of Adams County, Nebraska to be recorded, all as provided by law.

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

SECTION 4. The provisions of this ordinance are separable, and in the invalidity of any phrase, clause, or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 5. 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 __________, 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: 04/16/2018
File No: 2018-017
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a Preliminary/Final Plat for Duca Subdivsion, a replat of Lots 5 through 8 and a portion of the vacated alley of Block 11, Cole's First Addition to 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 Duca Subdivision, a replat of Lots 5 through 8 and a portion of the vacated alley of Block 11, Cole's First Addition to the City of Hastings, Adams County, Nebraska, subject to the following condition: that the dedicated 12-foot wide public utility easement be depicted on the plat.

Deadlines associated with action:

This item is scheduled for consideration at the May 14, 2018 regular meeting of City Council.

Department head comments:

The property is generally located North of C Street and east of California Avenue. It is a portion of Cole's First Addition approved July 3, 1885.
Single-family residential is developed to the North, South, and East. Multiple family residential exists to the West. Future Land Use designation for the plat and all contiguous parcels is Urban

Residential.

Ordinance Number 4551 vacates the alley between the two lots, reserving "in its entirety" a public utility and drainage easement. A condition of approval is that this easement be depicted on the final copy of the plat.

The applicant's intent is to construct an accessory structure, a detached garage, on the western portion of the property, and wishes to consolidate the 4 lots into one.

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

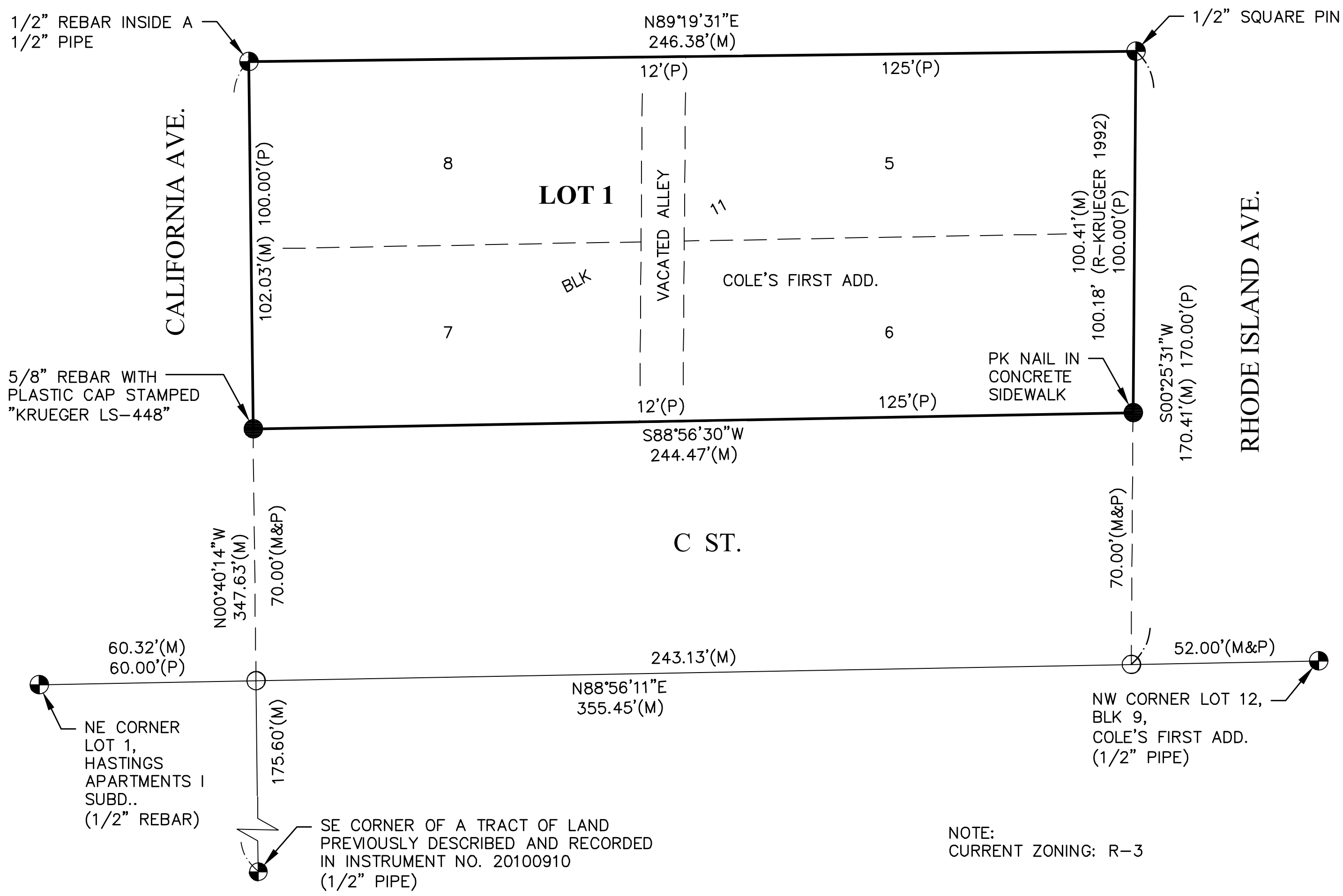
Recommendation:

Staff supports a recommendation to approve the Duca Subdivision subject to the condition herein.

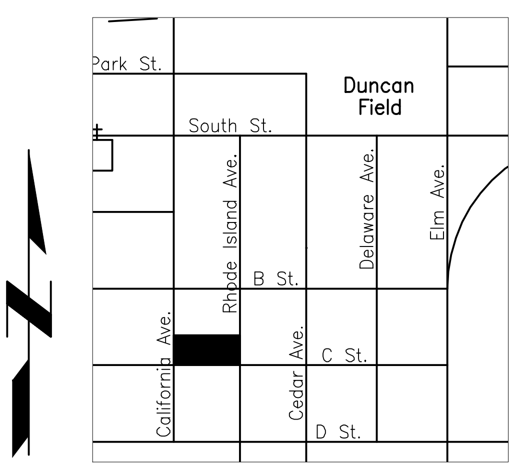
PRELIMINARY/FINAL PLAT

DUCA SUBDIVISION

A REPLAT OF LOTS 5 THROUGH 8 INCLUSIVE, BLOCK 11, COLE'S FIRST ADDITION AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



NOTE:
CURRENT ZONING: R-3



GRAPHIC SCALE

0 12.5 25 50

NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

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

DATE	3/22/2018
SCALE	1" = 50'
DRAWN	KSL
JOB NO.	R180535
FIELD BOOK	HASTINGS #55
FIELD WORK	TK/BS
SHEET	1 OF 3
FILE NO.	

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Hastings, NE 402.462.5657
www.jeo.com

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: (RECORDED IN INSTRUMENT NO. 20171985)

"LOTS FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK ELEVEN (11), COLE'S FIRST ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF", NOW KNOWN AS DUCA 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, LS 448

PRELIMINARY/FINAL PLAT

DUCA SUBDIVISION

A REPLAT OF LOTS 5 THROUGH 8 INCLUSIVE, BLOCK 11, COLE'S FIRST ADDITION AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT MICHAEL DUCA AND TERRI DUCA, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "DUCA SUBDIVISION 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 OWNERS.

SIGNED THIS __________ DAY OF ___________________, 20____.

________________________ ___________________________

MICHAEL DUCA TERRI DUCA

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ______ DAY OF _____________, 20____,

BY MICHAEL DUCA AND TERRI DUCA, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, OWNERS.

MY COMMISSION EXPIRES THE _____ DAY OF ______________________, __________.

____

(SEAL) NOTARY

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 DUCA 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 #4233 OR CITY CODE SECTION 38-204 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 ____________________, 20___.

____

CITY ENGINEER

DATE	3/22/2018
SCALE	1" = 50'
DRAWN	KSL
JOB NO.	R180535
FIELD BOOK	HASTINGS #55
FIELD WORK	TK/BS
SHEET	2 OF 3
FILE NO.	

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PRELIMINARY/FINAL PLAT
DUCA SUBDIVISION
A REPLAT OF LOTS 5 THROUGH 8 INCLUSIVE, BLOCK 11, COLE'S FIRST ADDITION AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

HASTINGS PLANNING COMMISSION

THIS PLAT OF DUCA 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 ______________, 20____.

______________________ ________________________
CHAIRMAN DIRECTOR OF PLANNING

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF DUCA SUBDIVISION HAS BEEN __________ BY MOTION DULY

PASSED THIS _____ DAY OF _________, 20___.

______________________ ________________________
MAYOR CITY CLERK

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 _____DAY OF ______________, 20___.

____
ADAMS COUNTY TREASURER

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 AS OF THIS _____DAY OF ______________, 20___..

____
CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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	3/22/2018
SCALE	1" = 50'
DRAWN	KSL
JOB NO.	R180535
FIELD BOOK	HASTINGS #55
FIELD WORK	TK/BS
SHEET	3 OF 3
FILE NO.	

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