HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, December 20, 2022 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, December 9, 2022. 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 October 18, 2022

   b. Worksession Meeting of November 15, 2022

7. Special Order of Business

8. Unfinished Business

   a. Continued Applications - None
   b. Tabled Applications - None
   c. Postponed Applications - None

9. Public Hearings.

   a. **2022-021.** Public hearing to consider a voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings for Adams County for property generally located on the southeast corner of Baltimore Avenue and M Street

      Motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

   b. **2022-124.** Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska

      Motion to recommend approval for Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska

10. Subdivisions

11. Reports

a. Committee Reports
b. Chairman Comments
c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, October 18, 2022

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, Hastings, Nebraska on October 18, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: Lou Kully, Greg Sinner, Ann Hinton, Michelle Lewis, Rakesh Srivastava, Jacque Cranson, LaDaun Schoenhals, Shawn Rossi, Brian Hoffman.

1. Pledge of Allegiance

Chair Sinner led the Commission in recital of the Pledge of Allegiance to the United States of America.

2. Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Ann Hinton, seconded by LaDaun Schoenhals, to adopt the current agenda. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

3. Public Notice

Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 7, 2022. 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.

4. Approval of Minutes

Moved by Lou Kully, seconded by Brian Hoffman, to approve the minutes of the September 20, 2022 Planning Commission meeting. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

5. Special Order of Business

a. Presentation of 2023-2028 One and Six Year Street Improvement Plan

Lee Vrooman gave a presentation of the One and Six Year Street Improvement projects.

Brian Hoffman: Any discussion on improving the bridge issues out by the sanitation plant?
Lee Vrooman: That is a county bridge. That is in their budget and they are currently in the design phase. They hope to get that done this winter.

Rakesh Srivastava: Do you have any plans for 12th street to the Theater District? There is only one entryway and exit for 3211.

Lee Vrooman: We do not have any plans for it currently but we can look into it as part of the corridor study.

6. Unfinished Business

   a. Continued Applications - None

   b. Tabled Applications - None

c. Postponed Applications - None

7. Public Hearings.

a. **2022-062.** Public hearing for a change of zoning for property commonly addressed as 3801 Wendell Drive Hastings, Nebraska from “R-1, Urban Single Family Residential” to “R-1A, Single-Family Large Lot Residential”, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 3801 Wendell Drive Hastings, Nebraska from “R-1, Urban Single Family Residential” to “R-1A, Single-Family Large Lot Residential”

Moved by LaDaun Schoenhals, seconded by Michelle Lewis, to recommend approval to the Mayor and City Council an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 3801 Wendell Drive Hastings, Nebraska from “R-1, Urban Single Family Residential” to “R-1A, Single-Family Large Lot Residential”. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

Lee Vrooman spoke on the agenda item.

b. **2022-064.** Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2022-4 to Redevelopment Area Number #13, Theatre Flats Project, for the following collective property, to wit: Lot Two (2), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska

Motion to recommend approval for Plan Modification No. 2022-4 to Redevelopment Area Number #13, Theatre Flats Project, for the following collective property, to wit: Lot Two (2), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska

Moved by Jacque Cranson, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council Plan Modification No. 2022-4 to Redevelopment Area Number #13, Theatre Flats Project, for the following collective property, to wit: Lot Two (2), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

Lee Vrooman spoke on the agenda item.

Tom Huston 9200 Andermatt Dr. Lincoln NE
Perry Properties
4 projects under construction
Theatre to be open by December
Have obtained FAA approval from the flex building
Lot 2 - second apartment complex - workforce housing project for all ages.

Rakesh Srivastava: What is the plan for the indoor sports K Mart building?

Tom Huston: We had a preliminary plan for the K Mart building for indoor sports. We’ve been told by the consultants that’s probably a challenge because the ceiling height is not tall enough to accommodate basketball and volleyball. We don’t have a present user. Our plan is to still proceed with our exterior renovation and the parking lot and get it ready for a user but it’s hard to find one user that’s going to occupy the entirety of that building. By my estimation we are going to have to break it up into leasable bay areas for retail, office, that type of use.

The following public hearings (2022-058, 2022-059, 2022-063) were heard at the same time but voted on separately:

c. **2022-058.** Public hearing for a change of zoning for property commonly addressed as 403 West 3rd Street Hastings, Nebraska from “C-2, Central Business District” to “R-3, Multiple Family Residential”, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 403 West 3rd Street Hastings, Nebraska from “C-2, Central Business District” to “R-3, Multiple Family Residential”

Moved by Michelle Lewis, seconded by Brian Hoffman, to recommend approval to the Mayor and City Council an Ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 403 West 3rd Street Hastings, Nebraska from “C-2, Central Business District” to “R-3, Multiple Family Residential”. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

Dave Rippe 109 N. Hastings Ave. Hastings NE
Duplexes 4 total housing units 1500 sq. ft. each
Is consistent with the affordable housing act

d. **2022-059.** Public hearing on a request for a Planned District Development Plan for Garage Flats LLC for property commonly addressed as 403 West 3rd Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of a resolution for a Planned District Development Plan for Garage Flats LLC for property commonly addressed as 403 West 3rd Street, City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Shawn Rossi, to recommend approval to the Mayor and City Council a resolution for a Planned District Development Plan for Garage Flats LLC for property commonly addressed as 403 West 3rd Street, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

e. **2022-063.** Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2022-3 to Redevelopment Area Number #1, Garage Flats Project, for the following collective property, to wit: Lot 1, 2 and 3, Block 20, Johnson’s Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, commonly addressed as 403 W 3rd St Hastings, NE

Motion to recommend approval for Plan Modification No. 2022-3 to Redevelopment Area Number #1, Garage Flats Project, for the following collective property, to wit: Lot 1, 2 and 3, Block 20, Johnson’s Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, commonly addressed as 403 W 3rd St Hastings, NE

Moved by Ann Hinton, seconded by Jacque Cranson, to recommend approval to the Mayor and City Council Plan Modification No. 2022-3 to Redevelopment Area Number #1, Garage Flats Project, for the following collective property, to wit: Lot 1, 2 and 3, Block 20, Johnson’s Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, commonly addressed as 403 W 3rd St Hastings, NE. Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

The following public hearings (2022-060, 2022-061) were heard at the same time but voted on separately:

f. **2022-060.** Public hearing for a change of zoning for property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska from "A, Agriculture" to "C-3, Commercial Business", and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska from "A, Agriculture" to "C-3, Commercial Business".

Lee Vrooman gave a presentation on the change of zoning, and the Conditional Use Permit. He also explained the 10 items for compliance with the Conditional Use Permit. He said the horse race track is an allowed use in the agricultural zoning district.

Brian Jorde, representative for the owners.

Alan Anderson- in favor

Mike Engelhardt - in favor

Kelly Sheets
1331 Sheridan Drive Hastings NE
-Property tax relief and more jobs

Tom Hastings
1101 W 33rd Street Hastings, NE
-Spoke in favor

Richard French
710 Dockside Cove
- Contrary opinion main benefit is we will get tax revenue regardless of whether we have a casino here or not. Downside will outweigh the benefits.

Pastor Joel Reimers
- Decrease in valuation on their property within 1 mile
- Spoke against

CL Wimer
320 East 9th Street Hastings, NE
- Does not fit the culture of Hastings. Could destroy what we are doing downtown. Could this be tabled until after the election on November 8th.

Kathy Swanson
630 North Shore Drive
-What would the safety be for my children.

Ed Ziemba Nebraska
Quarterhorse Racing Assn.
-Supportive of the casino.
-We live in horseracing country.

Brian Jorde: Let's keep it in this community, be the driver of economics. On the land use question this does make sense. Want to use Nebraska based contractors, open to green energy.

Moved by Lou Kully, seconded by Jacque Cranson, to recommend approval to the Mayor and City Council an ordinance and the amendment to the Official Zoning District Map to rezone property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska from "A, Agriculture" to "C-3, Commercial Business". Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: Ann Hinton. The motion carried.

Rakesh Srivastava: Are phase 2 and phase 3, are they a maybe projects, are they there to make the project look good, or are they dependent on other variables?

Brian Jorde: We want to develop that property in the most consistent manner with the surrounding area and the needs of the community going forward.

Rakesh Srivastava: What happens if the project doesn't happen or fails?

Brian Jorde: We would still own that infrastructure and we would want to redevelop it.

Brian Hoffman: Hastings was once a green city. Would this facility be green?

Brian Jorde: If we have providers who would be willing to sit down and talk with us about that, I would be willing to do that and consider it.

Jacque Cranson: I am in favor of this.

Michelle Lewis: To the point of holding off the vote, I don't see a point. The work's already been done.

Greg Sinner
- Tries to remain neutral.
- People are tired of taxation and stigma that we're not proactive for economic development.
- It's a great amended plan.

Shawn Rossi: I am in favor of the plan. Activity breeds activity. This is not a savior project.

g. **2022-061.** Public hearing for a Conditional Use Permit (CUP) request for an Outdoor Entertainment & Recreation Business for property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska.

   Motion to recommend approval of a request for a CUP for an Outdoor Entertainment & Recreation Business for property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Brian Hoffman, to recommend approval to the Mayor and City Council a request for a CUP for an Outdoor Entertainment & Recreation Business for property generally located north of West 42nd Street and west of Tom Osborne Expressway in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, subject to the following conditions:

1. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

2. The City Clerk shall forward to the register of deeds for recording an affidavit or such other instrument as may be deemed appropriate so as to provide notice to any person examining the real estate records of the existence of this conditional use permit. The recording costs incurred to comply with this section shall be paid by the applicant for the conditional use permit.

3. An annexation to pull the area inclusive of both the Casino and Racetrack into the City will be required.

4. A site-tailored Noise Mitigation Plan will be required and should provide evidence to Staff of the anticipated level of noise and should demonstrate how this plan would reduce or screen additional noise from interfering with residential neighbors to the north.

5. Trees must be planted as shown on the approved narrative on page 3, trees shall be at least 1.5" caliper at the time of planting. Must be maintained

6. A site-tailored Waste Management & Disposal Plan and copies of any necessary State approvals of such will be required for building permit approval.

7. A Drainage Study that includes flows and calculations for each Phase development (racetrack, commercial, residential) shall be required. Design standards for culverts, storm sewer, and detention cells must conform to the City's Drainage Criteria Manual. Preliminary evaluations shall be conducted to avoid conflicts during the building phase of development; otherwise, pending approval of the Development the Final Drainage Study shall also include the following:

   a. Proposed entrance for horse trailers (pipe/road) shall be able to pass the 100-year event so as to not restrict flood waters or negatively impact the existing triple box culvert at 42nd St (County Structure No. C000101205).

   b. The proposed triple box culvert at the main entrance across from Walmart must handle the 100-year event.

   c. The No Rise Procedure shall be required for entrances across the Regulated Floodway.

   d. Development impact to floodplain shall include hydraulic analysis that shows rise in floodplain is no greater than 1-foot during the base flood.

   e. The impact of post development flows/scour must be evaluated regarding the existing triple box culvert (State Structure No. S03421307).

   f. The applicant may request the 2018 Hydraulic Effective Model from the Department of Natural Resources to aid in the design of culverts and to perform the No Rise Procedure.

8. A more extensive traffic study and copies of any related necessary State and County permits will be required for building permit approval.

9. A copy of the group's approved horse-racing and casino licenses from the Racing and Gaming Commission must be provided prior to approval of a building permit and any construction of this development.

10. A separate parking plan that demonstrates acceptable parking practices for the unique assembly use that doesn't particularly provide seats as shown in the city codes off street parking requirements will be required as a condition of this permit and must be provided for building permit approval.

11. Trail must be constructed as shown on the approved narrative on page 3, built to City Standards.

Roll Call: Ayes: Rakesh Srivastava, Shawn Rossi, Greg Sinner, Michelle Lewis, Brian Hoffman, Lou Kully, Jacque Cranson. Nays: Ann Hinton, LaDaun Schoenhals. The motion carried.

8. Subdivisions

9. Reports

   a. Committee Reports

   b. Chairman Comments

   c. Staff Reports

Lee Vrooman gave an update on the Comprehensive Plan meetings in the different wards. Survey is on line.

LeAnne Doose PIM - 1021 Starwood Ave. GI
Like to attend different activities in town. QR code

Brian Hoffman - school community program. This will set the tone for the next 10-15 years. We will have fewer and fewer people making decisions on the City. Get the information out to parents.

Adjourn

Moved by Lou Kully, seconded by Rakesh Srivastava, to adjourn. Roll Call: Ayes: Unanimous. The motion carried.

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Chairman

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, November 15, 2022

Pursuant to due call and notice thereof, a Worksession of the Hastings Planning Commission was conducted in the City Building, 220 N. Hastings Ave., Hastings, Nebraska, on November 15, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Lou Kully, Michelle Lewis, LaDaun Schoenhals, Brian Hoffman and Alternate Jody Stutzman.

Moved by Lou Kully, seconded by Brian Hoffman, to adopt the current agenda for the Planning Commission Worksession. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Lou Kully, Michelle Lewis, LaDaun Schoenhals, Brian Hoffman and Alternate Jody Stutzman. Nayes: None. The motion carried.

Pursuant to the 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.

7. Special Order of Business

a. Marvin Planning Consultants Comprehensive Plan Update

Keith Marvin and Mason Herman with Marvin Planning Consultants, based out of David City, Nebraska.

Keith Marvin: Difficult getting the public to give their input and thoughts. Had a couple of meetings that were well attended when the Town Hall meetings were scheduled. More of the public attended in Hastings than in Grand Island. The survey numbers are pushing 70-75 people that have answered. We are still pushing hard getting the surveys out. Leanne and Kevin are going to be hitting the sidewalks and passing out postcards.

Mason Herman: Passed out the population section of the Comp Plan to give some of the data that has been looked at. It backs up everything that we have heard and what you know about the community. Retention of young people in Hastings is difficult. We compared the data to the tri-cities to give a comparison. The second packet goes over some of the comments when we were here in October. A lot of those comments back up the fact that there is not enough to do in Hastings to keep the young people in Hastings. The good are the parks and the downtown. The MindMixer has been very slow.   The comments have been included.   Only about 10 people have been active. They have posed some questions back to us but really only 3 people have done so.

Keith Marvin: I want to make sure to note that Kevin and Leanne have been very helpful in this. We are planning to get a number of press releases out about the plan.   I am sending Mason down on Thursday and he is going to do some shopping, buy gift cards from locally owned businesses only and use them for participating in MindMixer. Last time we were down I got several free admission tickets to the Museum.   Asked for help from locally owned business to pass out cards. Mason has visited with the Fire Department and Engineering Staff. We have collected a lot of background information, and attended Kool Aid Days to talk with the public.

Greg Sinner: Asked when they would be back to the Commission with more information.

Keith Marvin: Not sure if we want to have a Steering Committee, made up of a portion of this group, or all of this group, and have meetings to go over our Chapters as we do them. We will hopefully see if we can get the new City Administrator on a Zoom call to see what he may want us to do.   Probably be back some time the first of the year to talk about where we are at as far as public participation. We do not want it to be our plan, we want it to be Hastings' plan.

Greg Sinner: Asked Lee Vrooman if the Lake Hastings project will be incorporated into this as well?

Lee Vrooman: That is separate but related items.   We need to figure out what we want to do as far as renovations at the Lake.

Greg Sinner: Opened the meeting up to the Commissioners' comments and questions.

Brian Hoffman: Looking at the trend documents.   Is there any reason why we are only comparing Hastings to Grand Island and Kearney?   The City is awesome. Could you compare to a like city in Iowa or Kansas? We are a college and a community college town, and a hospital. Why we haven't grown is a good question?

Keith: It is not something we have analyzed. The tri-cities is a unique area and you do build off one another.   Each have their own special amenities.

Brian Hoffman: Why are other communities setting at that same spot and other have an 8% growth.   That would be a good understanding that would be good in our comprehensive analysis.

Keith Martin: Maybe we bring in North Platte. It has some similar dynamics.

Brian: Norfolk or Columbus.

Keith Marvin: Some of the similarities is the old ownership in the land and how the community has grown, or lack of, because of the land holdings. Until some of those people let loose of the land, it is not going to grow.

Brian: The mindmixer – if we can find a way to incentivize. I know you visited with the Young Professionals. Find a way to get them tapped in. I am thinking Hastings High, Hastings College, CCC, Adams Central, Mary Lanning. Those are high population communities. I think the leadership in those will want us to come in and talk. These are going to be our citizens in 10 years.

Leanne: We have had some conversations as to how we can best reach the individuals in their organizations.

Brian Hoffman: Social media aspects. We look at Tic-Tok, Snap, and Spotify.

Keith Marvin: Talk with our connection at 281 Studios.

LaDaun Schoenhals: Rollerskating. At NPZA I went to the JEO presentation. It was 3D and pretty amazing. We should all have postcards.

Keith Marvin: That is a high dollar item.

Greg Sinner: Maybe all commissioners need postcards.

LaDaun Schoenhals: Agreed with tapping into Hastings College. They just had a multi-cultural event.

Michelle Lewis: Nothing to add.

Lou Kully: Turn signals on Burlington Ave. Need to put some pressure on the State.

Lee Vrooman: The City signed an Agreement with the State. It is in the State's queue to get bids with the work being done next October.

Ann Hinton: No comments.

Shawn Rossi: I am disappointed in the lack of response knowing that this is available online. I went to the Museum, and outside of that I have not heard about any of this. Social media outlets are the way to go.

Rakesh Srivastava: If you are not getting response, we need to get their attention. Need to approach Human Resources at each of the larger employers in the City. They are the leaders of Hastings.

Greg Sinner: The plan is to go out approach employers.

Jacque Cranson: Just getting out to events and activities. Just having conversations.

Jody Stutzman: Questioned how it was working with non-English speaking residents.

Keith Marvin: We are working on ideas as to how to do that. We do not have someone who can assist with interpreting.

Jody Stutzman: I am connected to the non-English speaking citizens of Hastings. I am a board member of Leadership Hastings and have an extensive alumni list. That is an audience that wants to be involved.

Brian Hoffman: The Impact Group would be well connected in the Community.

LaDaun Schoenhals: As a Planning Commission, we need to be more a part of this. I've been to several activities and I am the only one there. We need to represent and be at some of these activities.

Jacque Cranson: I have attended two events.

Kevin Kubo: The CEO of CPI and Good Samaritan has invited the City to come out and meet with the employees.

Greg Sinner: We can look forward to hearing from Marvin Consultants after the first of the year and look forward to a continued conversation.

b. Use of City Emails for Planning Commissioners

Greg Sinner: Use of city emails for planning commissioners. We need to keep the city's email separate from your personal emails so that the next request that comes in the City can glean that information.

Jessie Oswald: By doing this city email, in the event we would receive a similar request, we still would send out an email and you can simply respond that I do everything on the city email. It would simplify if you went with a City email.

Erik Nielsen: There is a cost involved. The other part from an IT perspective, I would have to do this with all boards just to keep it standard. A cost analysis would be done and a possible budget increase. Can we do it, absolutely. You will be committing your boards to use that as an official channel for communications. $15.00 per user per month.

Brian Hoffman: How many times has this come up?

Rakesh Srivastava: First time in two terms.

Brian Hoffman: At a cost of $180 per year we should just keep track of it ourselves.

Ann Hinton: What is MFA?

EriK Nielsen: Multi-factor authentication. It is for cyber security. A security method.

Rakesh Srivastava: No matter if we have a city email or not, we are still obligated to say yes or no.

Jacque Cranson: I was for having an email because I have a business, but I can understand it is not going to happen much. If I had one for government I would certainly use that, but I can certainly understand the cost.

Brian Hoffman: It is an expense. Check the domain, it is always going to have an employee of the city attached to it. Would it work to create a commissioners@ email? It would go to all. Lisa was the primary contact.

Erik Nielsen: A distribution list would be a solution to the problem.

c. TIF Discussion

Brian Hoffman: How does the average citizen or business person know that TIF financing is available?   I see the people that are using it are very active in economic development.

Randy Chick, 520 W. 1st St., #200, Hastings, NE.

The CRA is governed by state statutes, community development law. Tax increment financing is getting into smaller communities. We have an application, and the first requirement is that you need to be in a redevelopment area. We have 16 areas, only 15 we can use TIF.   We can only blight and substandard 35% of our community.   Tax increment financing is captured on increased real estate taxes. So you have to make those improvements on a building and increase the taxes so we can capture those taxes for 15 years. The increment financing has to be debt service. An individual can buy the TIF note, but usually through the bank. There are only certain eligible tax increment expenditures.   All workforce housing expenditures are eligible for TIF reimbursement, however, you can’t reimburse all the costs of the project because you are only going to generate so many taxes. On a new commercial building, we are restricted on that. The lower rate of return, the less interested people are in TIFing a project. We also use façade improvement grants, 0% interest loans to make that project viable.   Sometimes TIF is not the only tool that makes it work. The CRA does a review, start the plan modification process, complete a cost benefit analysis, along with other required information. The Plan Modification needs to comply with the Comprehensive Plan of the City.

Brian Hoffman: Some of the projects that have TIF, will one day be released. How do we go about finding new property to blight?

Randy Chick: Not a bad idea to include this in the discussion of the Comp Plan. We have an annual planning session.   That topic was discussed. We could deblight the old landfill that is now the dog park at 35 acres. We are primarily about mid-town and south. Most of the SE and SW is blighted and substandard area.

Greg Sinner: Maybe a discussion would clear some of this up, if we were to include some of this in the Comp Plan and get more information out there.

Randy Chick: The City, the Planning Commission and the CRA could all be a part of that. Another issue is neighborhoods that have 40' and 50' lots, in most of our older neighborhoods. How do you do TIF projects on a single-family home? You can't get a lot of tax increase on a single-family home. We have done primarily businesses. For instance, the SE and SW quadrants have lots of single-family homes and it's a lot of older housing stock that needs upgrades. So, the legislature came out with a Micro TIF program is a 10-year instead of 15-year program. And they took the CRA and the Planning Commission out of the process. So, the City could approve an ordinance that would establish the micro TIF program. It is a very simple application, and takes any control of a TIF out of their hands. The application would be submitted to the City Council, it is a $50 fee, the city has to do an expedited review, and has to approve the project if it meets the requirements. We have had brief discussions with a couple of council persons, and a previous city administrator and it didn't go anywhere. On that $20,000 increase in value, about $460 in taxes a year for 10 years. They would pay their current taxes and get $460 back each year. The CRA would actually capture that, although we are not included in the process on the front side, we are included on the back side. There are certain guidelines.

Brian Hoffman: We have a housing crisis. Is that something we could see if micro tiffing is stirring up some housing with that type of financing?

Randy Chick: Will check with North Platte and Beatrice. See if it is having an impact on that kind of redevelopment.

Clint Schukei: I don't think there has been any rush. A challenge is you have to have a lot of the money up front to get your $400 a year on taxes back. The repair has to be within the corporate limits for at least 60 years. The project has to be only in outstate Nebraska. The assessment value in the project area when the project is complete is estimated to be at least no more than $350,000 for single family and $1,500,000 for multi-family residential or commercial.

Ann Hinton: Has this been available in the City of Hastings for at least 30 years?

Randy Chick: Since 1987.

Ann Hinton: How many projects have been completed during that time and have completed the 15-year requirement?

Randy Chick: Approximately 65-70. We have approximately 32 project that are currently under that TIF umbrella. We have 90 projects. $70-$80 million in value generating taxes. You can capture it up to 15 years, but after that you get it forever.

Rakesh Srivastava: When you set up the term for TIF, does it have to be 15 years?

Randy Chick: Eligible TIF expenditures are given by statute and we can only capture for 15 years. You may pay it off sooner. Every year I send a letter to the Assessor and the CRA divides taxes on new projects and another letter to stop collecting on these particular projects.

Rakesh Srivastava: There are only a certain people that come before Planning Commission for TIF financing.

Randy Chick: We do not recruit people to use TIF. We try to get involved when a developer realizes this project will not work without these incentives.

The December meeting items were discussed.

Lee Vrooman: Annexation of the jail property. There was 30' of roadway that did not get included in the previous annexation.

Moved by Lou Kully, seconded by Brian Hoffman to adjourn. The vote was unanimous.

____
Chairman

Department: Development Services
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 12/20/2022
File No: 2022-021
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings for Adams County for property generally located on the southeast corner of Baltimore Avenue and M Street

Motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

Names of People/Business affected by this action:

The people of Hastings, the City, and Adams County.

Why Planning Commission action is required:

A copy of such plat or map, certified by such an Engineer or Surveyor, as the case may be, shall be filed in the office of the city clerk or village clerk, together with a request in writing, signed by a majority of the property owners of the territory described in such plat for the annexation of such territory. The city council or village board of trustees shall, at the next regular meeting after the filing of such plat and request for annexation, vote upon the question of such annexation, and such vote shall be recorded in the minutes of such city council or village board of trustees. If a majority of all the members of the city council or village board of trustees vote for such annexation, an ordinance shall be prepared and passed by the city council or village board of trustees declaring the annexation of such territory to the corporate limits of the city or village. (N.R.S 18-3301).

All additions laid out contiguous or adjacent to the corporate limits of a city of the first class, city of the second class, or village may be included within the corporate limits and become a part of such municipality for all purposes whatsoever if approved by the city council or village board of trustees under this subsection. The addition may become part of the municipality at such time as the addition is approved by the city council or village board of trustees if (a) after giving notice of the time and place of the hearing as provided in section 19-904, the planning commission and the city council or village board of trustees both hold public hearings on the inclusion of the addition within the corporate limits and (b) the city council or village board of trustees votes to approve the inclusion of the addition within the corporate boundaries of the municipality in a separate vote from the vote approving the addition. Such hearings shall be separate from the public hearings held regarding approval of the addition. (N.R.S. 19-916).

(2) (a) Ordinances of a general or permanent nature in a city of the first class shall be read by title on three different days unless three-fourths of the city council members vote to suspend this

requirement, except that in a city having a commission plan of government such requirement may be suspended by a three-fifths majority vote. (2) (b) Regardless of the form of government, such a requirement shall not be suspended (i) for any ordinance for the annexation of territory or the redrawing of boundaries for city council election districts or wards except as otherwise provided in subsection (4) of this section or (ii) as otherwise provided by law. (N.R.S 16-404). (N.R.S 16-404)

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on January 9, 2023

Department head comments:

This annexation was previously heard earlier this year. There was a 30 foot strip of M Street that was not included in the previous annexation. To make the Adams County Justice Center property contiguous with the City, this strip of M Street is required to be included in the annexation.

This annexation is being processed at the request of the Adams County Board and they have supplied us with a letter signed by the Chairman. This annexation is for the newly proposed Justice Center for Adams County which is currently underway. The parcel is just over 12 acres and contiguous to the corporate City Limits across M Street. The area is urban in character with the current zoning of the property to be annexed designated as I-2 Heavy Industrial. Much of this area between Baltimore and Burlington, and J Street to M Street is commercial and industrial in use, with some agricultural presence intermittently. Many commercial businesses, like Orschelns, have settled in the north and several more industrial uses have been established to the east, like WR Reserve. Though the area is slated for rural residential in the Future Land Map, as we have previously discussed this area as a good candidate for reexamining in our Comprehensive Plan.

Recommendation:

Staff recommends a motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

Board of Commissioners
500 W. 4th Street
Hastings, Nebraska 68901

ADAMS COUNTY
NEBRASKA

(402) 461-7107
Fax: (402) 461-7185

Dave Ptak
City Administrator
City of Hastings
220 North Hastings Avenue
Hastings, NE 68901

Dear Mr. Ptak:

Adams County, the owner of the real property described herein, by and through the Board of Commissioners of Adams County, and pursuant to Neb. Rev. Stat.§16-117 (7), hereby petitions the City of Hastings to annex the real property described herein into the corporate limits of the City of Hastings. The real property will, upon the completion of construction, be the Adams County Justice Center.

The legal description of the real property is as follows:

A tract of land located in part of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) Section Twenty-four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska, and being more particularly described as follows:
Commencing at the West 1/16 corner of the Northwest Quarter (NW ¼); thence on an assumed bearing of N88°56'43"E, along the north line of the SW ¼ of the NW ¼ , a distance of 160.02 feet to a point on the east right-of-way line of U.S. Highway 281; thence S08°05'12"E, along said east right-of-way line a distance of 30.47 feet to the point of beginning; thence N88°58'59"E, along the south right-of-way line of M Street, a distance of 693.92 feet; thence S00°43'05"E, parallel to the west line of said NW ¼ a distance of 730.34 feet; thence S89°16'55"W, perpendicular to said west line a distance of 660.24 feet to a point on said east right-of-way line; thence N01°40'08"E, along said east right-of-way line, a distance of 178.21 feet; thence N02°41'31"W, along said east right-of-way line, a distance of 290.19 feet; thence N07°34'20"W, along said east right-of-way line, a distance of 260.50 feet to the point of beginning.

Please notify the County Board if anything else is necessary to complete this process and when this matter will be considered by the Hastings City Council.

Thank you for your attention.

Lee Hogan, Chairman

Adams County
Board of Commissioners

A tract of land located in parts of the Northwest Quarter (NW1/4) of Section Twenty-Four (24), Township Seven (7) North, Range Ten (10) West, and the Northeast Quarter (NE1/4) of Section Twenty-Three (23), Township Seven (7) North, Range Ten (10) West of the 6TH P.M., Adams County, Nebraska, more particularly described as follows:

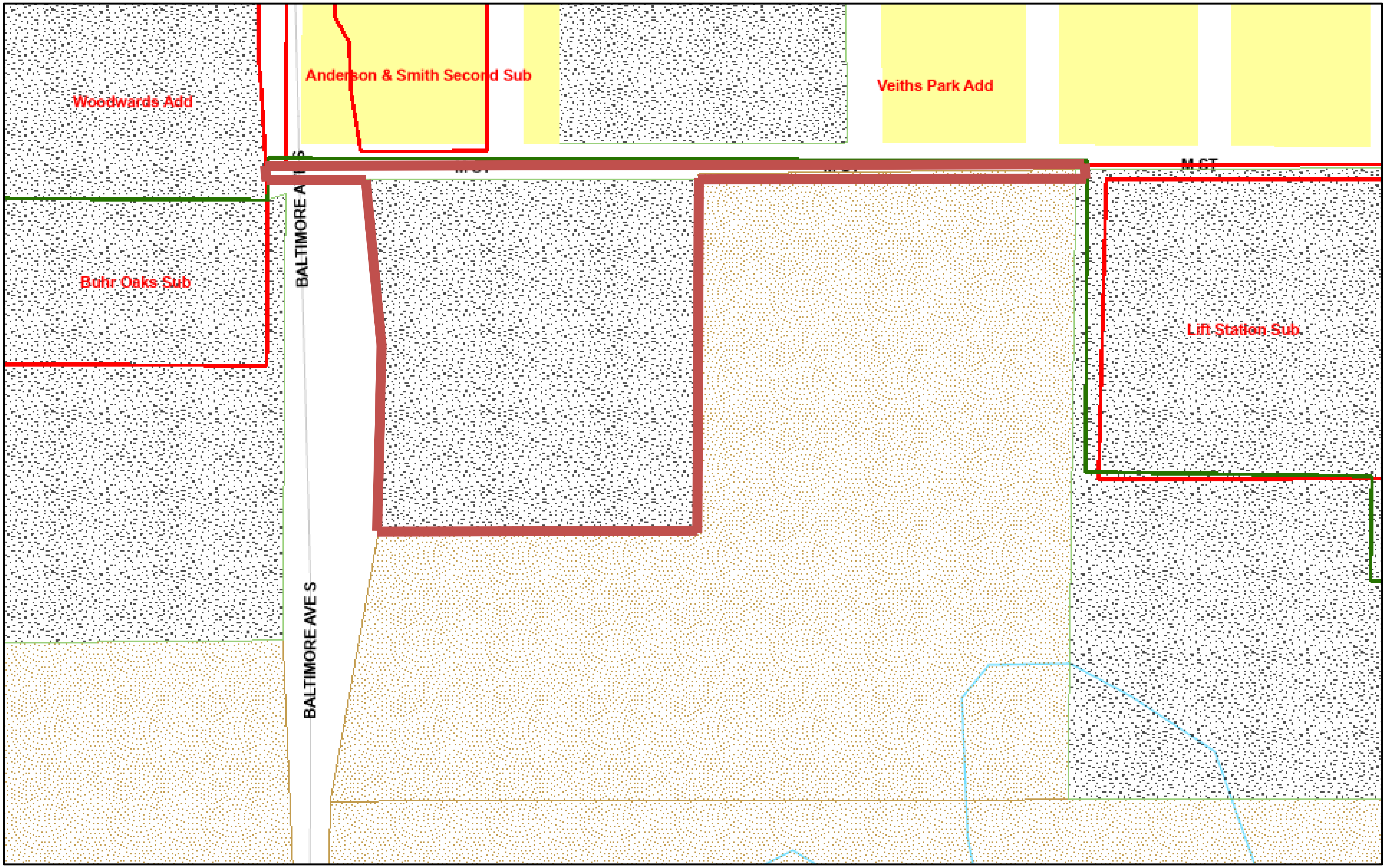
Commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Four (24), said point also being the Point of Beginning; thence on an assumed bearing of N88°59'28"E, along the North line of the SW1/4of the NW1/4, a distance of 1692.10 feet; thence S00°19'28"W a distance of 30.00 feet to the Northwest Corner of Lot 1, Lift Station Subdivision; thence S88°59'28"W a distance of 1728.91 feet, to a point on the east line of Lot 2, Woodwards Addition; thence N04°56'11"W a distance of 30.07 feet along the east line of Lot 2, Woodwards Addition; thence N88°59'28"E a distance of 38.56 feet to the Point of Beginning. Said tract contains 1.19 Acres more or less

AND

A tract of land located in part of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) Section Twenty-four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska, and being more particularly described as follows:

Commencing at the West 1/16 corner of the Northwest Quarter (NW ¼); thence on an assumed bearing of N88°56′43″E, along the north line of the SW ¼ of the NW ¼, a distance of 160.02 feet to a point on the east right-of-way line of U.S. Highway 281; thence S08°05′12″E, along said east right-of-way line a distance of 30.47 feet to the point of beginning; thence N88°58′59″E, along the south right-of-way line of M Street, a distance of 693.92 feet; thence S00°43′05″E, parallel to the west line of said NW ¼ a distance of 730.34 feet; thence S89°16′55″W, perpendicular to said west line a distance of 660.24 feet to a point on said east right-of-way line, thence N01°40′08″E, along said east right-of-way line, a distance of 178.21 feet; thence N02°41′31″W, along said east right-of-way line, a distance of 290.19 feet; thence N07°34′20″W, along said east right-of-way line, a distance of 260.50 feet to the point of beginning. Said tract contains a calculated area of 484,387.87 square feet or 11.120 acres more or less

Adams County Justice Center Annexation



12/15/2022, 7:27:17 AM

Zoning

A: Agricultural

I-2: Heavy industrial

R-1: Single family

Subdivisions

Two Mile

Limits

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Zoning, City of Hastings

This map is to be used for reference purposes only. Legal Survey Title Search is necessary for precise information.

Department: Development Services
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 12/20/2022
File No: 2022-124
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska

Motion to recommend approval for Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St 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 (N.R.S. 18-2112).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska

Deadlines associated with action:

This case will be presented for final approval at the January 9, 2023 regular City Council meeting.

Department head comments:

Bad Sportz Inc wants to amend the Redevelopment Plan for Area #1. The developer intends to renovate the existing building into retail

Bad Sportz Inc will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, exterior enhancements, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements. Total anticipated project costs are approximately $2,564,000 for construction and installation of the project. Cost of TIF eligible public improvements are estimated to be $330,000. The redevelopment project area currently has an estimated valuation of $206,362. The proposed redevelopment will create an additional valuation of $1,493,638.

Future Land Use for this area is Mixed Use – Downtown. The Imagine Hastings Comprehensive Plan stated a desire for a land use pattern that is supportive of similar uses. This area is currently zoned C-2 and will not require rezone to accommodate this use.

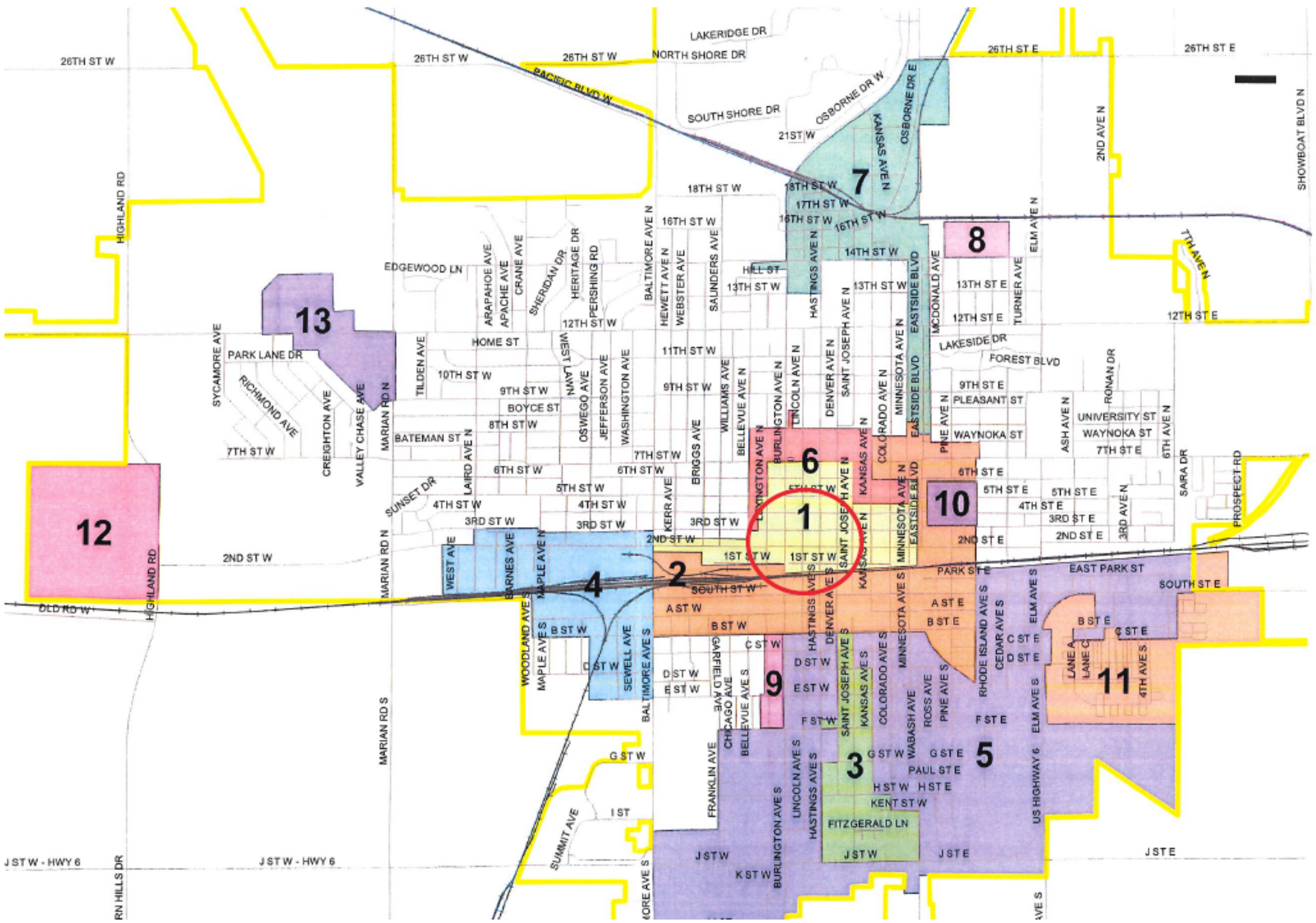
Plan Modification 2022-5, attached, details further information.

Recommendation:

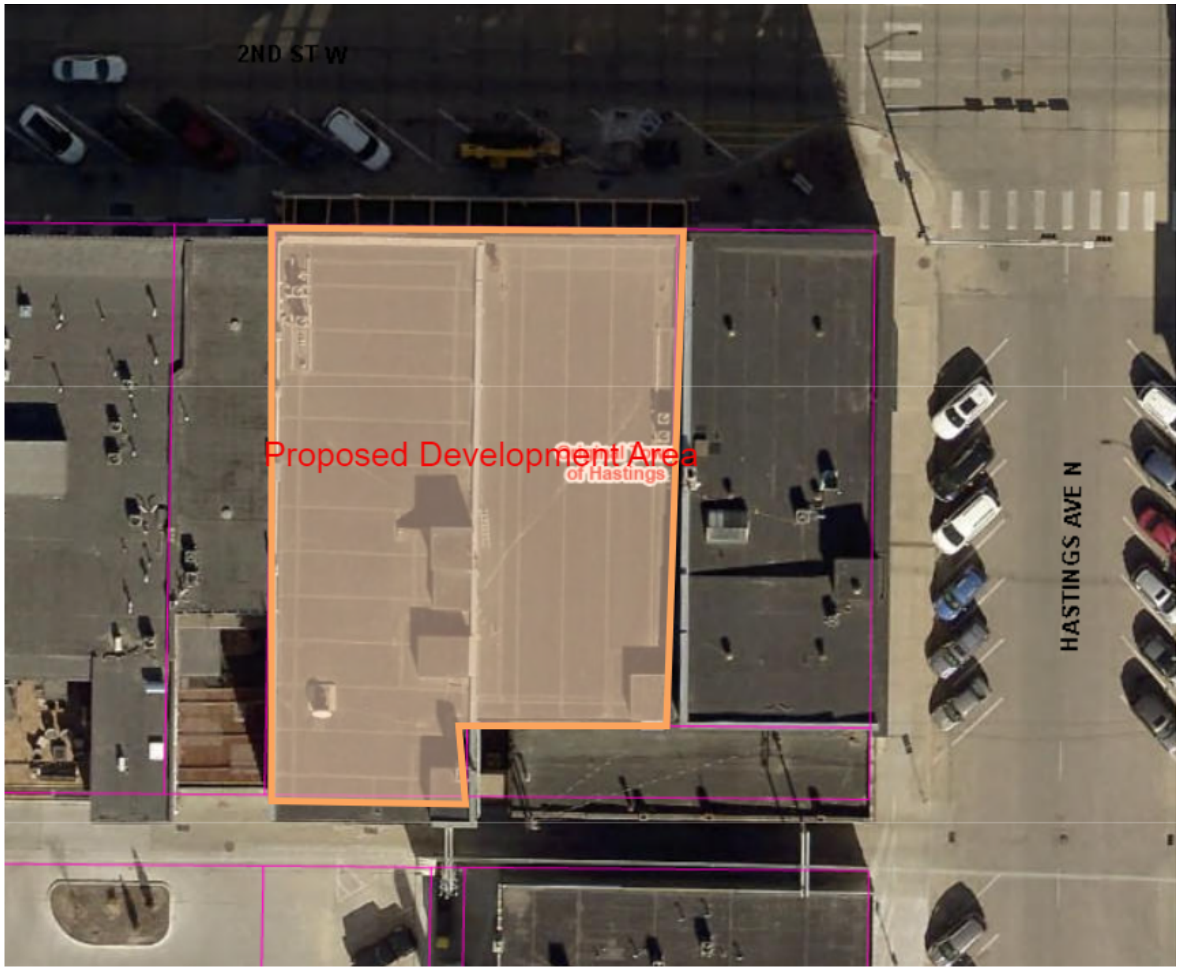
Staff recommends a motion to recommend approval for Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska

MAPS FOR REDEVELOPMENT AREA #1 – Wolbach Building Project

Redevelopment Area #1



Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town to be developed – Plan Modification 2022-5 (orange outlined area)



REDEVELOPMENT PLAN #1
PLAN MODIFICATION NO. 2022-5

(Bad Sportz Inc. - Wolbach Building
Redevelopment Project)

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

Executive Summary:

Project Description
The project consists of the purchase and redevelopment of the three-story property located at 705 W. 2nd Street aka Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town, now City of Hastings, Adams County, Nebraska. The property will be acquired and renovated for commercial and retail uses, including fire/life safety improvements and building rehabilitation and remodeling.

Tax Increment Financing will be utilized to aid in rehabilitation expenses associated with redevelopment of the entirety of the existing building at 705 W 2nd Street. The company intends to redevelop the first floor as a mixed production and retail space, the mezzanine for company offices, the second floor as a large retail market, the basement as an occupiable space for makers and crafters, and the third floor for storage with the possibility of development at a later date. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial and retail space. This project would not be possible without the use of TIF.

Bad Sportz Inc. will purchase the property and currently all levels of the building are vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2024 towards the allowable costs and associated financing for rehabilitation.

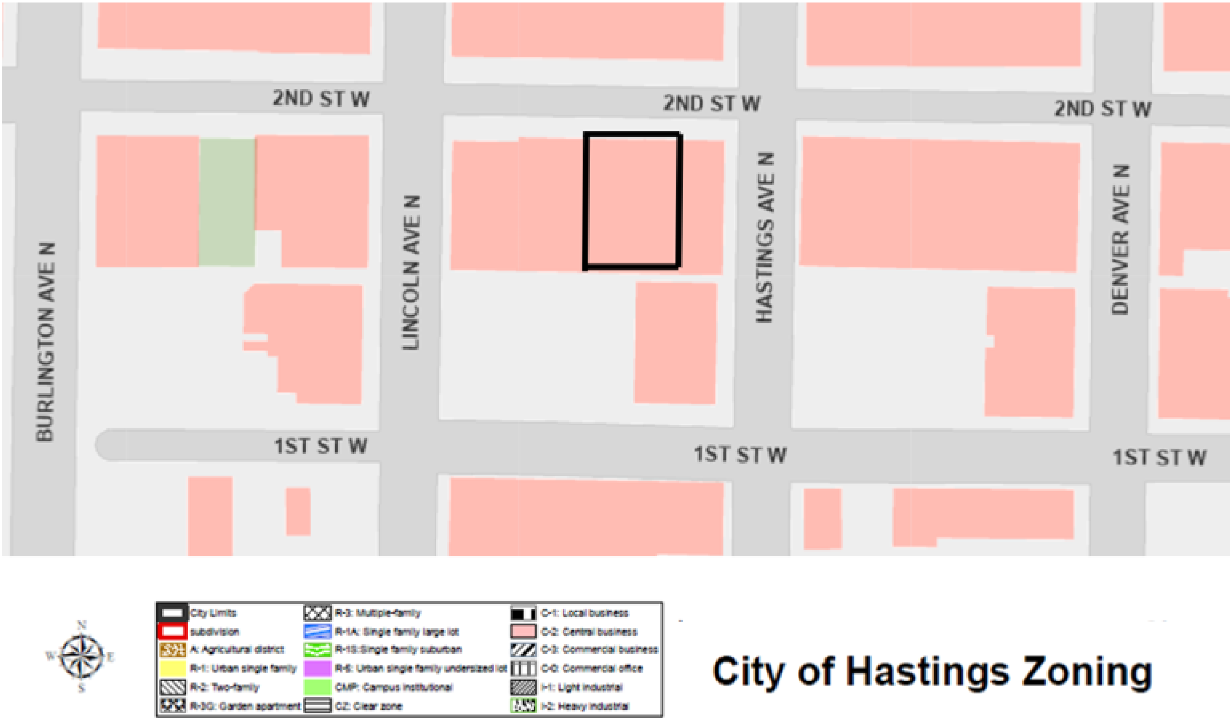
TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the "Redevelopment Project Area")

705 W. 2nd Street in Hastings, Nebraska

> **Legal Description:** Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town, now City of Hastings, Adams County, Nebraska.

Bad Sportz Inc., will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, exterior enhancements, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2038 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 redevelopment of all levels to include retail, office, and production space as permitted in the C-2 Commercial Zoning District. The tax increment will be captured for the tax years 2024 through 2038 inclusive. Provided, however, if there is no increase in valuation for the 2024 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, and redevelopment of all levels to include retail, office, and production space are estimated to be $2,564,000. The anticipated project valuation when completed is $1,700,000 and the developer projects an incremental valuation increase of approximately $1,493,638.

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 first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 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 preserve a historic building for residential and commercial uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on December 20, 2022 to approve Plan Modification No. 2022-5 to Redevelopment Plan I 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 I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

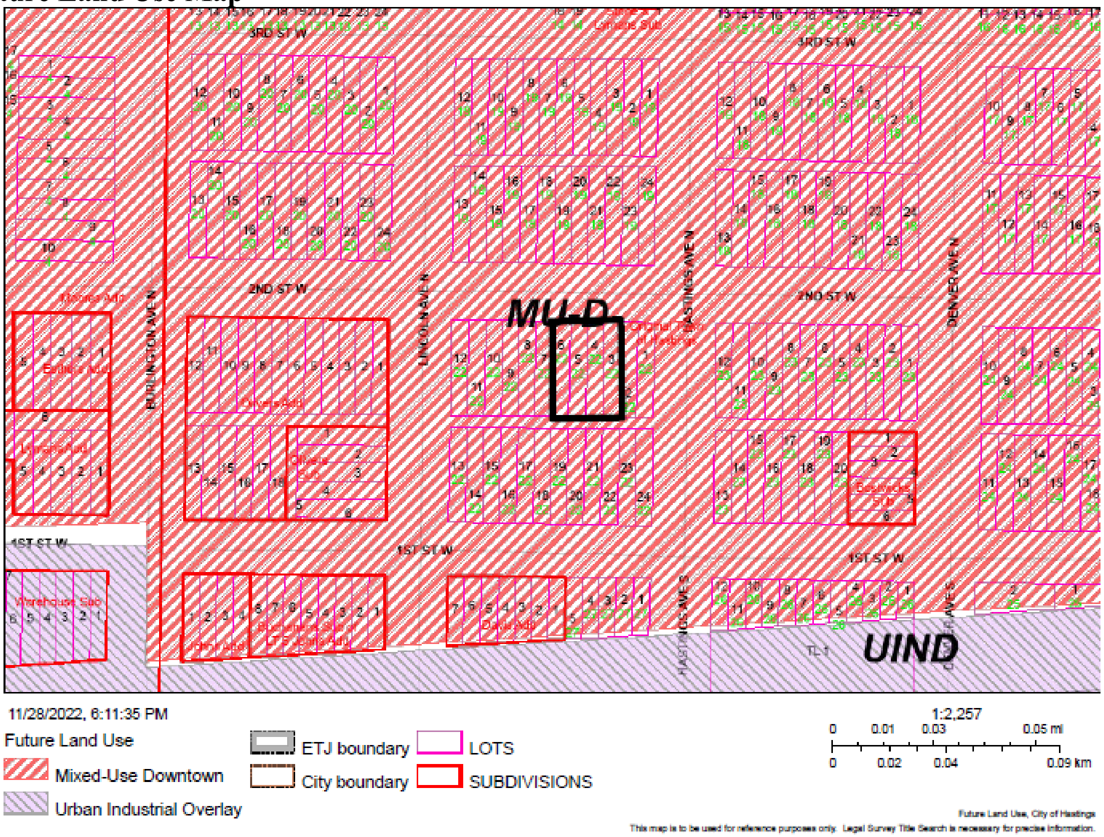
   b. **Demolition and Removal of Structures:**

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. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes retail and commercial office uses within the same structure. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



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

The area is zoned C-2 Commercial District and no zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and the current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building into a mixed-use building.

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

5. **<u>No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]</u>**

6. **<u>Section 18-2114 of the Act requires that the Authority consider:</u>**
   1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $330,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $206,000
b) demolition & asbestos abatement - $255,000
c) planning related & engineering services - $140,000
d) structure repair & rehabilitation costs - $1,683,000
e) south façade & exterior enhancements - $79,000

The total TIF eligible expenses for this project are $2,363,000. The property will be transferred to redevelopers by the Authority and the developer will provide and secure all necessary financing.

2. **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 $330,000 from the proceeds of the TIF. The proceeds from TIF will result in $330,000 of direct aid to the project. 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, 2024 through December 2038.

3. **Statement of feasible method of relocating displaced families.**

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

7. **<u>Section 18-2113 of the Act requires:</u>**

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 Hastings 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 both the Downtown Business Improvement District and the Hastings City Council of increasing sales tax revenue and new jobs in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between spring of 2023 and spring of 2024. Excess valuation should be available for this project for 15 years beginning with the 2024 tax year.

9. Justification of Project

This is a historic building in downtown Hastings that will be preserved with this project. The main floor will be used for commercial retail space, the mezzanine level will be utilized for production and office space, the 2nd floor will be developed into a large retail market space and the basement will be redeveloped into space for makers and crafters. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

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

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

Project Sources and Uses.

Approximately $330,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage $2,234,000 in private and public sector financing; an investment of $6.77 for every public/TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	$206,000	Bank Financing	$1,504,000
Demolition & Site Development	$255,000	Owner Equity	$200,000
Engineering & architecture	$140,000	CRA Loan	$330,000
Façade & Exterior Enhancements	$79,000	TIF Loans	$330,000
Repair & Rehabilitation	$1,683,000	HEDC NDO Loan	$200,000
Misc Development Costs	$201,000		
TOTALS	**$2,564,000**	**TOTALS**	**$2,564,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately $206,362. Based on the 2022 levy of 2.359137 this would result in real property taxes of approximately $4,868.36 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $1,493,638 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over $35,237 annually. This tax increment gained from the 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.

2022 assessed value:	$206,362
Estimated value after completion	$1,700,000
Increment value	$1,493,638
Annual TIF generated (estimated)	$35,237
TIF bond issue	$330,000

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, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity/bank financing of $1,704,000 and TIF and other public loans are intended to fill the remaining gap, making this project feasible. The project is asking for $330,000 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 from -7.8% to -8.6% without TIF funding which is an unacceptable return on investment.

Proforma without TIF

Proforma Operating Statement w/o TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 200,000	$ 201,000	$ 202,005	$ 203,015
Expenses	$ (48,523)	$ (49,008)	$ (49,498)	$ (49,993)
Net Operating Income	$ 151,477	$ 151,992	$ 152,507	$ 153,022
Debt Service	$ (168,738)	$ (168,738)	$ (168,738)	$ (168,738)
Cash Flow Without TIF	$ (17,261)	$ (16,746)	$ (16,231)	$ (15,716)
Cash on cash return wo/TIF	-8.60%	-8.37%	-8.10%	-7.80%
Equity Investment	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 200,000	$ 201,000	$ 202,005	$ 203,015
Expenses	$ (48,523)	$ (49,008)	$ (49,498)	$ (49,993)
Net Operating Income	$ 151,477	$ 151,992	$ 152,507	$ 153,022
Debt Service	$ (143,286)	$ (143,286)	$ (143,286)	$ (143,286)
Cash Flow With TIF	$ 8,191	$ 8,706	$ 9,221	$ 9,736
Cash on cash return w/TIF	4.1%	4.3%	4.6%	4.9%
Equity Investment	$ 200,000	$ 200,000	$ 200,000	$ 200,000

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

The redevelopment project area currently has a valuation of $206,362. The proposed redevelopment will create additional valuation of $1,493,638. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation of all levels of an historic building which 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. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for small retailers and makers to lease unique and renovated commercial space.

(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.

(e) Impacts on student populations of school districts within the City or Village:

This development will have no impact on the Hastings area school systems as it will not result in any increased attendance. The property to be developed with this project is commercial in nature.

(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, the Business Improvement District and the Community Redevelopment Authority to increase retail sales in the downtown district and reduce upper-level vacancies. The project will create additional jobs and retail traffic which will benefit local businesses.

(f) 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's Comprehensive Plan, and the 2013 Downtown Revitalization plan.

Time Frame for Development

Development of this project is anticipated to be completed between spring of 2023 and spring of 2024. The base tax year should be calculated on the value of the property as of January 2023. Excess valuation should be available for this project for 15 years beginning in 2024 with taxes due in 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount of $330,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.