HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, June 20, 2023 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, June 16, 2023. 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. Special Order of Business

7. Unfinished Business

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

8. Public Hearings

    a. **2023-322.** Public hearing to recommend a request from The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #7 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 #7. The Redevelopment of the property, located on a portion of land in the Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska. For acquisition of property and construction of a medical clinic building and other necessary improvements.

       Motion to recommend approval for Plan Modification No. 2023-1 to Redevelopment Plan Area #7, located North of the Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue., City of Hastings, Adams County, Nebraska.

9. Subdivisions

    a. **2023-313.** Preliminary/Final Plat for Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue, City of Hastings, Adams County, Nebraska

10. Reports

    a. Director's Communications
    b. Chairman Comments

c. Staff Reports

Adjourn

Department: Development Services

Staff Contact: Chad Bunger, AICP, CFM, Director of Development Services

Planning Commission Meeting Date: June 20, 2023

File No.: 2023-322

Prepared by: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item.

Public hearing to recommend a request for The Community Redevelopment Authority (CRA) of the City of Hastings regarding Plan Modification No. 2023-322 to Redevelopment Area Number 7, OBGYN, LLC Redevelopment Project, for the collective property, to wit: Lot 1, Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska.

As part of the redevelopment project, OBGYN, LLC has proposed to subdivision an existing 3.95-acre lot into two separate lots. Lot 1 (a 0.75-acre lot) will be the location of a new building that will house a medical clinic. Lot 2 (a 3.20-acre lot) will be associated with the existing medical clinic building.

The new medical clinic will require a conditional use permit to be approved, per the permitted and conditional uses of the I-1 District (Table 200-1, Uses and Districts, Section 34-200 of the City Code). This will occur sometime after the Redevelopment Plan Modification and Final Plat is approved and filed.

Names of People/Business affected by this action.

The applicant, CRA; the developer, OBGYN, LLC; the people of Hastings; 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 to the Mayor and City Council for Plan Modification No. 2023-322 to Redevelopment Area Number 7, OBGYN, LLC project, for the following collective property, to wit: Lot 1, Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska.

Deadlines associated with action.

This case will be presented for final approval at the July 10, 2023, regular City Council meeting.

Department head comments.

The Community Redevelopment Authority is assisting OBGYN, LLC in their proposal to amend the Redevelopment Plan for Area Number 7. The developer intends to construct a new medical clinic at the northeast corner of the 3.95-acre lot. The subject site is currently vacant. The developer has also proposed to subdivide the lot into two separate lots. The new medical clinic will be on Lot 1 (0.75-acre lot). The existing medical building will be on Lot 2 (3.20-acre lot).

OBGYN, LCC will utilize Tax Increment Financing to aid in site acquisition and other public improvements, which may include site preparation and grading, public parking improvements, façade enhancements, architectural, engineering and planning costs, and capitalized interest in accordance with the Redevelopment Plan. Total anticipated project costs are approximately $3,952,960. The cost of TIF eligible expenses for the public improvements are estimated to be $925,960. The redevelopment project area is estimated to have a valuation of $1228,960. The proposed redevelopment will create an additional valuation of $3,724,000. Future Land Use for this area is Employment. The *Imagine Hastings* Comprehensive Plan stated a desire for a land use pattern that is supportive of similar uses. This area is currently zoned I-1 and will not require rezoning to accommodate this use. Per the Zoning Regulations, the Medical Clinic will require a Conditional Use Permit in the I-1 District before a building permit can be issued. Plan Modification 2023-1, attached, details further information.

Recommendation

City staff recommends a motion to recommend to the Mayor and City Council approval of Plan Modification 2023-322 to Redevelopment Area Number 7, OBGYN, LLC Project for the following collective property, to wit: Lot 1, Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska.

REDEVELOPMENT PLAN #7
PLAN MODIFICATION NO. 2023-1
(OBGYN Building, LLC Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #7 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 #7.

Executive Summary:

Project Description
THE REDEVELOPMENT OF THE PROPERTY LOCATED ON A PORTION OF LAND IN THE HASTINGS MEDICAL PARK SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. FOR ACQUISITION OF PROPERTY AND CONSTRUCTION OF A MEDICAL CLINIC BUILDING AND OTHER NECESSARY IMPROVEMENTS.

The Developer intends to use Tax Increment Financing to aid in acquisition expenses associated with the purchase of the land and the construction of a 11,775 square foot medical clinic building with a 3,830 square foot basement on the property described above, together with such other improvements necessary for operation of the Project. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The new medical clinic building will be cohesive with the Hastings Medical Park I building and the surrounding campus.

Various Condo owner are the current owners of the existing Hastings Medical Park I building and the ground on which the Project will be constructed. The parcel on which the Project will be constructed will be sold to the Developer by Hastings Medical Park I owners. Among the goals for the Project are to, (i) increase patient satisfaction through efficient delivery of patient services, (ii) deliver services in a timelier manner and increase the quality of care, (iii) enhance and increase health care services provided by OBGYN, and (iv) enhance the reputation of the City of Hastings as a leading provider of medical services in Central Nebraska. In connection with these goals, constructing a new medical clinic building will provide more space for the provision of medical services to patients being treated at OBGYN, and will improve the delivery of patient care services.

Additional benefits of the Project include more efficient parking and design for the overall Hastings Medical Park I campus. Furthermore, due to the specific location, as well as the numerous regulations governing health care related real estate projects, the Project is not feasible without TIF.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

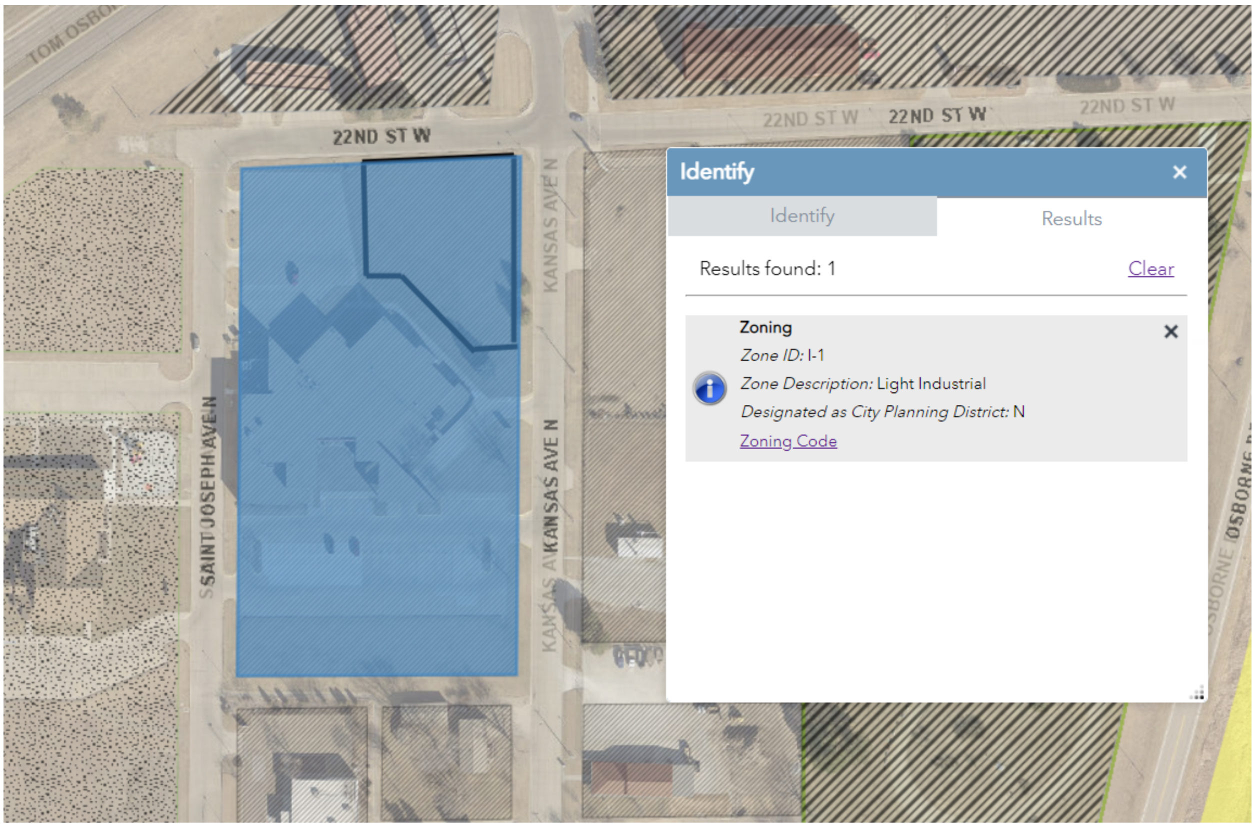
North of the Hastings Medical Park I Building, west of N. Kansas Avenue and east of St. Joseph Avenue.

Legal Description: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO NORTHWEST CORNER OF LOT 11, BLOCK 4, TAGGART ADDITION IN SAID CITY OF HASTINGS; THENCE NORTHERLY ON THE EAST RIGHT OF WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF 33 FEET TO THE NORTH LINE OF SAID TAGGART ADDITION; THENCE N00°24'12"E (ASSUMED BEARING) ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 554.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF 22ND

STREET; THENCE N87°17'49"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 140.89 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N87°17'49"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 166.84 FEET TO THE WEST RIGHT OF WAY LINE OF KANSAS AVENUE; THENCE S00°25'45"W ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 227.00 FEET; THENCE N89°34'15"W A DISTANCE OF 66.00 FEET; THENCE N44°34'25"W A DISTANCE OF 89.32 FEET; THENCE N89°34'15"W A DISTANCE OF 37.43 FEET, THENCE N00°25'45"E A DISTANCE OF 154.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS, TO BE KNOWN AS LOT 1 OF HASTINGS MEDICAL PARK SUBDIVISION.

Legal Description after replat of the property: Lot 1, Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska.

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 2025 through 2039 inclusive.

The anticipated total project valuation is approximately $3,952,960. OBGYN, LLC projects an incremental valuation increase of approximately $3,724,000.

The increase in ad valorem taxes will come from the construction of the new 11, square foot building for medical clinic uses as permitted by conditional use permit in the I-1 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 first declared blighted and substandard by action of the Hastings City Council on October 24, 1994 (§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 acquire the land and construct the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on June 20, 2023 and approved Plan Modification 2023-1 to Redevelopment Plan #7 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 #7 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Hastings Medical Park I is the current owner of the ground on which the Project will be constructed and OBGYN, LLC plans to purchase the ground.

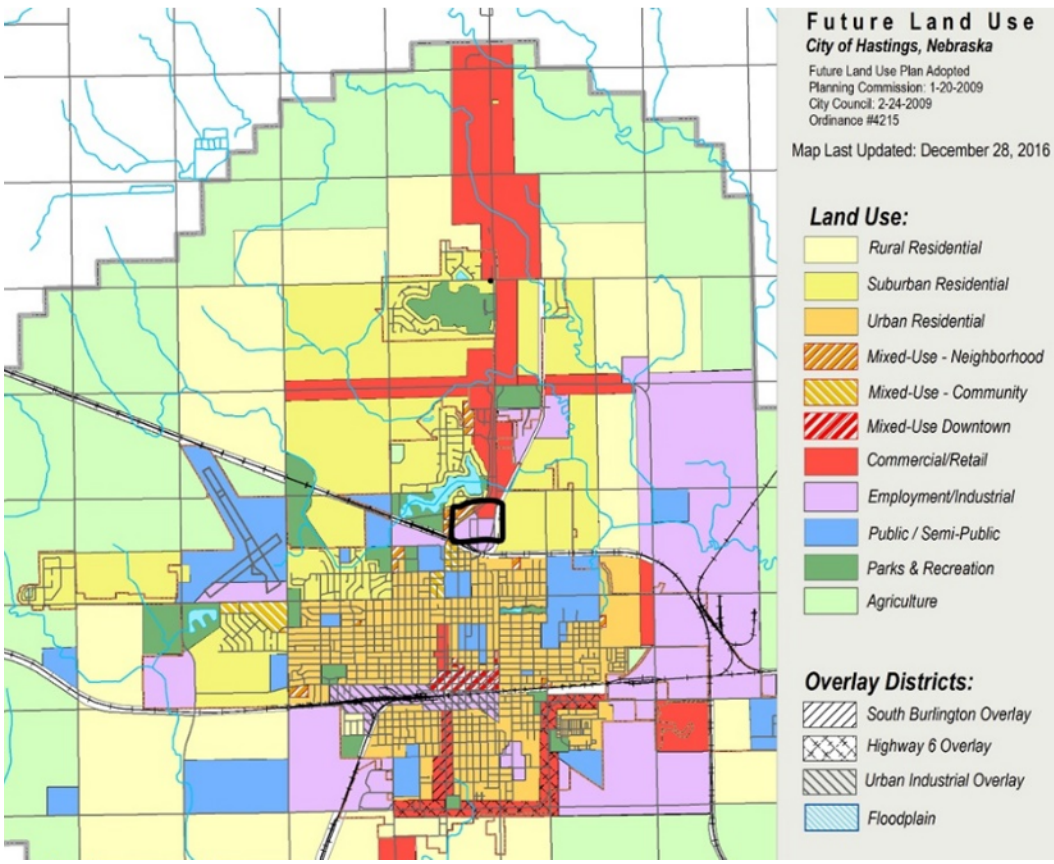
b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for Employment/Industrial including medical services development; this includes medical clinic and ancillary uses. This property is currently owned by the Hastings Medical Park I and a sale of the ground is contemplated to the developer. [§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 I-1 Light Industrial and no zoning changes are anticipated with this project. The developer will need to apply for a conditional use permit as required by code. 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 proposing to construct a 11,775 square foot medical clinic building with a 3,830 square foot basement and plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Electric utilities are sufficient for the proposed construction of this building. No other utilities would be impacted by the development. [§18-2103(b) and§18-2111]

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for office building uses and parking 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]**

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

   1. **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 and plans to use TIF funding for site acquisition and other public improvements. The CRA has been asked to provide $733,000 to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the project;

a) site prep/grading - $70,000
b) public parking improvements - $225,000
c) site acquisition - $228,960
d) façade enhancements - $80,000
e) planning related expenses for Engineering services - $240,000
f) TIF borrowing capitalized interest - $82,000

The total TIF eligible expenses for this project are $925,960. No property will be transferred to redevelopers by the Authority. 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 providing the proceeds of tax increment financing which will result in approximately 733,000 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, 2025 through December 2039.

   3. **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 unsanitary 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 by providing the following benefits;

- The public will benefit from the enhanced delivery of patient care services by having physicians more readily available in the medical center's service area.
- The public will benefit from the construction of a new medical clinic building benefitting the City of Hastings through additional tax revenue.

8. <u>Time Frame for Development</u>

Development of this project is anticipated to be completed between September 2023 and September 2024. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year.

9. <u>Justification of Project</u>

The Project meets the following goals of the Hastings Comprehensive Development Plan:

- Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment.
- Promote infill development that respects the surrounding character in which it is proposed.
- Encourage infill development that respects the development patterns, urban, suburban and rural, as defined by the Development Pattern Map.
- Encourage the use of local, state and federal incentives the Downtown, Urban Residential and Urban Industrial Areas and the mixed-use centers.
- Support strategic growth of Hastings that accommodates new growth and expansion opportunities.
- A cost-effective use of public resources and infrastructure.
- Expand Hastings' presence as a regional health care leader.
- Expand medical services within the tri-cities region and surrounding towns and counties.
- Encourage and incent development that has positive impact on the environment and community.
- Encourage quality building design and materials that promote longevity and adaptability of building and developments over time.
- Design of new construction and rehabilitation should be appropriate to the context in which it is set.
- Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings.

- Maintain and expand high quality office, research and industrial environments that will attract, retain and grow business and industry in Hastings.
- Encourage the redevelopment of the urban industrial area to attract new businesses and small industries that desires an urban development format.
- Incent new and growing local businesses to locate in the urban industrial area.
- Create a balanced economic development policy founded on the principles of retention, attraction and expansion of business
- Encourage and support existing business in identifying and accomplishing their future goals within the context of a balanced economic development strategy.
- Encourage and incent the growth of existing businesses.
- Work to retain, attract and expand quality businesses and industry that are diverse in size, employment and product.

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 $733,000 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 will leverage $4,267,000 in private sector financing; a private investment of $5.82 for every TIF dollar investment.

USE OF FUNDS		**SOURCE OF FUNDS**	
Site Acquisition	$228,960	Bank Financing	$3,480,000
Façade Enhancements	$80,000	Owner Equity	$787,000
Site Prep & grading	$70,000	TIF Loan	$733,000
Engineering & Architecture	$240,000		
Capitalized TIF Loan Interest	$82,000		
Public parking improvements	$225,000		
Building construction costs	$4,074,040		
TOTALS	**$5,000,000**	**TOTALS**	**$5,000,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately $228,960. Based on the 2023 levy of .02359137 this would result in real property taxes of approximately $4,401.48 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $3,724,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $87,855 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 berealized.

Estimated 2020 assessed value	$228,960
Estimated value after completion	$3,952,960
Increment value	$3,724,000
Annual TIF generated (estimated)	$87,855
TIF bond issue	$733,000

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 -.47% to -2.67% without TIF funding which is an unacceptable return on investment.

Proforma Operating Statement w/o TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 473,928	$ 482,860	$ 491,963	$ 501,239
Expenses	$ (109,263)	$ (110,902)	$ (112,565)	$ (114,254)
Net Operating Income	$ 364,665	$ 371,958	$ 379,398	$ 386,985
Debt Service	$ (391,716)	$ (391,716)	$ (391,716)	$ (391,716)
Cash Flow Without TIF	$ (27,051)	$ (19,758)	$ (12,318)	$ (4,731)
Cash on cash return wo/TIF	-2.67%	-1.95%	-1.22%	-0.47%
Equity Investment	$ 1,013,012	$1,013,012	$1,013,012	$1,013,012

Proforma Operating Statement with TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 473,928	$ 482,860	$ 491,963	$ 501,239
Expenses	$ (109,263)	$ (110,902)	$ (112,565)	$ (114,254)
Net Operating Income	$ 364,665	$ 371,958	$ 379,398	$ 386,985
Debt Service	$ (342,752)	$ (342,752)	$ (342,752)	$ (342,752)
Cash Flow With TIF	$ 21,913	$ 29,206	$ 36,646	$ 44,233
Cash on cash return w/TIF	2.8%	3.7%	4.7%	5.6%
Equity Investment	$ 786,508	$ 786,508	$ 786,508	$ 786,508

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

The proposed redevelopment will create additional valuation of $3,724,000. No tax shifts are anticipated from the project.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of a newly reconfigured parking area should reduce congestion and help traffic flow.

(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 and should provide for additional job opportunities in the medical field.

(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 the student populations of school districts within the city or village; and

There is no additional housing associated with this project and it is not anticipated that this will impact schools in any significant way.

(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 Council, and the Community Redevelopment Authority to create additional commercial opportunities and increased sales and property taxes. 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 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 September 2023 and September 2024. Excess valuation should be available for this project for 15 years beginning January 1, 2025. If there is no increase in valuation for the 2025 tax year the 15-year period would begin January 1, 2026. 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 not to exceed $733,000. Based on the estimates of the expenses of the rehabilitation the developer will spend at least $925,960 on TIF eligible activities.

Department: Development Services

Staff Contact: Chad Bunger, AICP, CFM, Director of Development Services

Planning Commission Meeting Date: June 20, 2023

File No.: 2023-313

Prepared by: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item.

Preliminary/Final Plat for the Hastings medical Park Subdivision for Hastings Medical Park 1 Building. The site is west of North Kansas Avenue and east of St. Joseph Avenue, City of Hastings, Adams County, Nebraska.

As presented, the proposed Preliminary/Final Plat subdivides the existing 3.95-acre property into two separate lots. Lot 1 will be 0.75-acres and Lot 2 will be the remaining 3.20-acres. Lot 1 is the focus of the OBGYN, LLC project Redevelopment Plan Modification for Redevelopment Area Number 7.

Names of People/Business affected by this action.

The applicant, Community Redevelopment Authority; developer, OBGYN, LCC; the City of Hastings; and Adams County.

Why Planning Commission action is required.

Nebraska Revised Statute 19-929 states that the City Council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested.

Motion

Suggested motion.

Move to approve the Hastings Medical Park Subdivision Preliminary/Final Plat.

Deadlines associated with action.

This case will be presented for final approval at the July 20, 2023, regular City Council meeting.

Department head comments.

The Development Services Department and the Plat Track review teams (including Adams County officials have reviewed the subdivision plat and the applicant has incorporated all recommendations found to be relevant with the applicable Planning and Community Design Standards, as well as with the Engineering and Technical Standards in Chapter 38 of the City Code.

The site will be generally served by existing utilities present in the area. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of the plat review process.

Recommendation

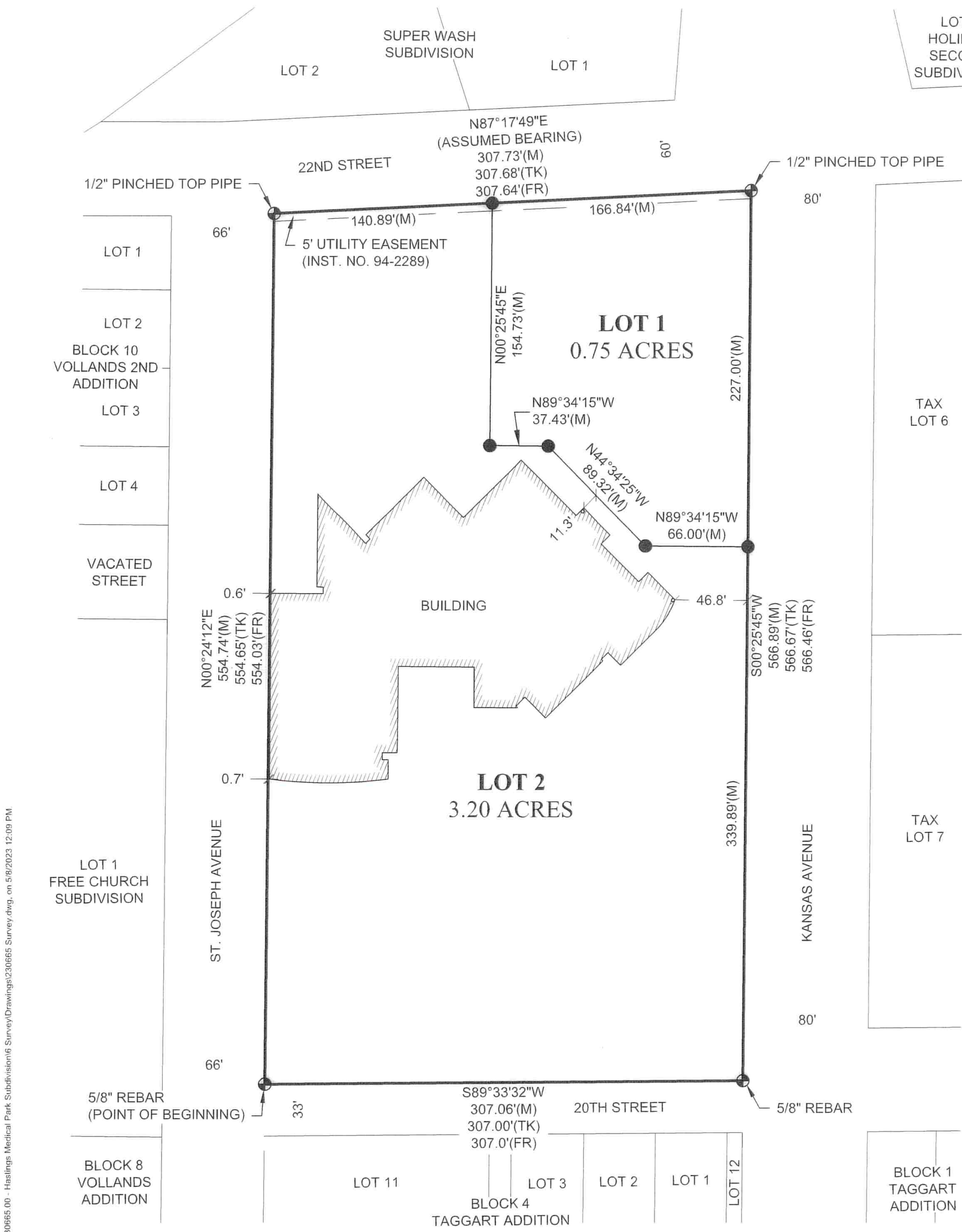
City staff recommends approval of the Preliminary/Final Plat for Hastings Medical Park Subdivision.

HASTINGS MEDICAL PARK SUBDIVISION

PRELIMINARY / FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

JEO CONSULTING GROUP
1-800-723-8567
Ph: 308.381.7428
308 West 3rd Street
Grand Island, NE 68801



SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HASTINGS MEDICAL PARK CONDOMINIUM. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA AND PLAT IT INTO TWO LOTS.

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 R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R10 GNSS BASE RECEIVER.

FLOOD PLAIN NOTE:

THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 31001C0157C, EFFECTIVE DATE OF 7/05/2018.

LEGEND

● (quartered)	MONUMENT FOUND
●	MONUMENT SET
○	CALCULATED POINT
D	DEEDED DISTANCE
G	GOVERNMENT DISTANCE
M	MEASURED DISTANCE
P	PLATTED DISTANCE
R	RECORDED DISTANCE
TK	RECORDED DISTANCE (THOMAS KRUEGER 7/17/1995)
FR	RECORDED DISTANCE (FRANCIS ROTTER 6/01/1979)

VICINITY SKETCH:

OWNER NAME AND ADDRESS:

HASTINGS MEDICAL PARK CONDOMINIUM
2115 NORTH KANSAS AVENUE
HASTINGS, NE 68901

GRAPHIC SCALE

0 40 80 160

UNIT OF MEASURE IS FEET

REPOSITORY STAMP

NOTE: ALL BEARINGS ARE ASSUMED.

PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO.	R230665
DATE	5/8/2023
DRAWN BY	AG
FILE NAME	230665 Survey.dwg
FIELD BOOK	HASTINGS #59
FIELD CREW	BS
SURVEY FILE NO.	2023-51

HASTINGS MEDICAL PARK SUBDIVISION
PRELIMINARY / FINAL PLAT
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

JEO CONSULTING GROUP
1-800-723-8567
Ph: 308.381.7428
308 West 3rd Street
Grand Island, NE 68801

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HASTINGS MEDICAL PARK SUBDIVISION", WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S). BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS 10 DAY OF May, 2023.

HASTINGS MEDICAL PARK CONDOMINIUM, OWNER, BY HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION.

SHADE WHALEN, PRESIDENT

PAUL WIBBELS, SECRETARY

ACKNOWLEDGEMENT:

STATE OF Nebraska)
) SS
COUNTY OF Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF May, 2023, BY SHADE WHALEN, PRESIDENT OF HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION, FOR AND ON BEHALF OF HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER.

MY COMMISSION EXPIRES THE 1 DAY OF February, 2024.

(SEAL) Jodi Shuck
NOTARY

GENERAL NOTARY - State of Nebraska
JODI SHUCK
My Comm. Exp. February 1, 2024

ACKNOWLEDGEMENT:

STATE OF Nebraska)
) SS
COUNTY OF Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF May, 2023, BY PAUL WIBBELS, SECRETARY OF HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION, FOR AND ON BEHALF OF HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER.

MY COMMISSION EXPIRES THE 1 DAY OF February, 2024.

(SEAL) Jodi Shuck
NOTARY

GENERAL NOTARY - State of Nebraska
JODI SHUCK
My Comm. Exp. February 1, 2024

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO NORTHWEST CORNER OF LOT 11, BLOCK 4, TAGGART ADDITION IN SAID CITY OF HASTINGS; THENCE NORTHERLY ON THE EAST RIGHT OF WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF 33 FEET TO THE NORTH LINE OF SAID TAGGART ADDITION AND THE POINT OF BEGINNING; THENCE N00°24'12"E (ASSUMED BEARING) ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 554.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N87°17'49"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 307.73 FEET TO THE WEST RIGHT OF WAY LINE OF KANSAS AVENUE; THENCE S00°25'45"W ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 566.89 FEET TO SAID NORTH LINE OF TAGGART ADDITION; THENCE S89°33'32"W ON SAID NORTH LINE, A DISTANCE OF 307.06 FEET TO THE POINT OF BEGINNING, CONTAINING 3.95 ACRES, MORE OR LESS, EXCEPT UNITS 102, 103, 104A, 104B, 104C, 105, 106, 107, 201, 202, 203, 204, AND 205 OF THE HASTINGS MEDICAL PARK CONDOMINIUM, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS DESCRIBED IN THE MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON DECEMBER 29, 1995 AS INSTRUMENT NUMBER 954896 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON NOVEMBER 3, 1999, AS INSTRUMENT NO. 19995520 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; THE SECOND AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON DECEMBER 8, 1999, AS INSTRUMENT NO. 19996098 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; AND THE THIRD AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON FEBRUARY 22, 2008, AS INSTRUMENT NO. 20080677 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA, NOW KNOWN AS HASTINGS MEDICAL PARK SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

5/08/2023
ADAM J. GOERTZEN, LS 704

NEBRASKA
REGISTERED
LS-704
LAND SURVEYOR
ADAM J. GOERTZEN

PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO.	R230665
DATE	5/8/2023
DRAWN BY	AG
FILE NAME	230665 Survey.dwg
FIELD BOOK	HASTINGS #59
FIELD CREW	BS
SURVEY FILE NO.	2023-51

HASTINGS MEDICAL PARK SUBDIVISION

PRELIMINARY / FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER'S APPROVAL:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR 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 ________________________, 2023.

____
CITY ENGINEER

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 ________________________, 2023.

____
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

6th DAY OF June, 2023.

____
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

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS

____________ DAY OF ________________________, 2023.

____
MAYOR

____
CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS

____________ DAY OF ________________________, 2023.

____
CHAIRMAN

____
DIRECTOR

WAIVER FOR STREET GRADES:

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED.

HASTINGS MEDICAL PARK CONDOMINIUM, OWNER, BY HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION.

____
SHADE WHALEN, PRESIDENT

Paul C. Wibbels
____
PAUL WIBBELS, SECRETARY

JEO CONSULTING GROUP
1-800-723-8567
Ph: 308.381.7428
308 West 3rd Street
Grand Island, NE 68801

PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO.	R230665
DATE	5/8/2023
DRAWN BY	AG
FILE NAME	230665 Survey.dwg
FIELD BOOK	HASTINGS #59
FIELD CREW	BS
SURVEY FILE NO.	2023-51