

Planning Commission via conference call. Access the meeting by using Conference Call No.
415-762-9988 with this Meeting ID No. 236-678-6847
Monday, April 13, 2020 7:00 PM
Conference Call: 415-762-9988; Mtg. ID: 236-678-6847
PO Box 1677

Format of meeting by conference call is being conducted in order to comply with social distancing guidelines due to the COVID-19 outbreak and intended to follow the authorization of Executive Order No. 20-03 issued by Governor Ricketts on March 17, 2020.

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of March 9, 2020, meeting.**
3. **Public hearing - Application of Foreman Lumber for preliminary plat of Ekea Addition (41 Avenue and 11 Street).**
4. **Public hearing - Application of Granville Custom Homes, Inc. for final plat and development agreement of Frontier Park Addition (East 14 Avenue and Armory Drive).**
5. **Public hearing - Application of City of Columbus for final plat of Jackson Subdivision (10 Street and 30 Avenue).**
6. **Public hearing - Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (EKEA, LLC Redevelopment Project - Area 3).**
7. **Public hearing - Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment Area (Frontier Park Redevelopment Project - Area 9).**
8. **Building report for March 2020.**
9. **Adjournment**

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions.

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;(c) Investigative proceedings regarding allegations of criminal misconduct; or

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting.

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (a) twenty-four hours before the scheduled commencement of the meeting or (b) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2) A meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public

power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

- (a) Reasonable advance publicized notice is given;
- (b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;
- (c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;
- (d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and
- (e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or
- (ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

- (a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;
- (b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;
- (c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;
- (d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;

(f) Reasonable arrangements are made to provide viewing at other in-state locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

(g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) The public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at the meeting.

(8) Public bodies shall make available at the meeting or the in-state location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Effective Date – September 1, 2019

Distributed by the League of Nebraska Municipalities





STATE *of* NEBRASKA
OFFICE OF THE GOVERNOR
LINCOLN

EXECUTIVE ORDER NO. 20—03
CORONA VIRUS – PUBLIC MEETINGS REQUIREMENT LIMITED WAIVER

WHEREAS, In order to provide flexibility to assist in meeting the emergency conditions and subsequent impacts brought on from COVID-19, a state of emergency was declared in Nebraska on March 13, 2020; and

WHEREAS, the State of Nebraska is committed to providing seamless government operations to the people of Nebraska throughout the state of emergency; and

WHEREAS, state and local governmental boards, commissions and other public bodies must comply with the Open Meetings Act so that citizens may exercise their democratic privilege of participating in meeting of public bodies; and

WHEREAS, for public health purposes, meetings and gatherings have now been limited to no more than 50 people and may be further limited if the presence of COVID-19 warrants;

NOW THEREFORE, I, Pete Ricketts, Governor of the State of Nebraska, by virtue of the authority vested in me by the Constitution and laws of Nebraska, hereby issue this limited waiver of certain requirements of the Nebraska Open Meetings Act.

Pursuant to this declaration, I hereby order the following:

1. This executive order applies to all governing bodies as defined in Neb. Rev. Stat. §84-1409 (1) and to all public meetings as defined in Neb. Rev. Stat. § 84-1409 (2).
2. All governing bodies may meet by videoconference or by telephone conferencing or by conferencing by other electronic communication so long as there is made available at such meeting access to members of the public and to members of the media.

3. The advanced publicized notice and the agenda requirements for meetings that are set forth in Neb. Rev. Stat. §84-1411 and the remaining provisions of Nebraska's Open Meeting Act shall continue to be complied with by all governing bodies and are not waived by this executive order.
4. This waiver shall apply to all public governing body meetings that occur from today through May 31, 2020.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the State of Nebraska to be affixed on this 17th day of March, 2020.

ATTEST:



Pete Ricketts, Governor



Robert B. Evnen, Secretary of State

PLANNING COMMISSION
March 9, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on March 9, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, members of the City Council, and Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Hoefer announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Colleen Bray, Kim Hoefer, Chad Kucera Fernando Lopez Jr., Josh Mueller, and Kristy Spawn. Bob Elsasser and Brent Ogle were absent and excused. City staff members present included City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey.
2. **Minutes of February 10, 2020, meeting:** Bray requested the minutes be amended to reflect that she was present and voted "Aye" on all items. The minutes were approved as amended with a motion by Bray and a second by Mueller. Anderson, Bray, Hoefer, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent.
3. **Public hearing - Application of Granville Custom Homes, Inc. for preliminary plat of Frontier Park Addition (East 14 Avenue and Armory Drive):** Greg Lower, on behalf of the applicant, stated that this Addition has 24 lots that will be developed in two phases. The first phase contains 14 lots located adjacent to Armory Drive and currently has water, sewer, and the project will construct drainage along the back lot lines. The second phase contains 10 lots and will require utilities to be constructed and a storm sewer that will serve the entire subdivision with drainage to be channeled to the regional detention cell located southwest of the Armed Forces Reserve Center. Hoefer inquired about lot setbacks due to the smaller size lots and the current drainage issues in this area, especially Johannes Addition. Lower reiterated that the drainage will go to the regional detention cell and a large green space located along the back lot lines is designated for drainage. Bogus reported that a postcard survey was conducted for the creation of a paving district in Johannes Addition and it failed. Residents of Johannes Addition were notified that a paving district is needed to help alleviate their drainage issues. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Bray, Hoefer, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle

were absent. A recommendation was made to the mayor and council to approve the preliminary plat of Frontier Park Addition with a motion by Mueller and a second by Bray as it is amenable with the adjacent land use and future land use is in accordance with the Land Development Ordinance. Anderson, Bray, Hoefler, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent.

4. **Public hearing – Application of City of Columbus for preliminary plat of Jackson Subdivision (10 Street and 30 Avenue):** Bogus indicated that this plat has three lots with the intent to retain Lot 1 and potentially sell Lots 2 and 3. No public testimony was heard. The public hearing closed with a motion by Lopez and a second by Mueller. Anderson, Bray, Hoefler, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent. A recommendation was made to the mayor and council to approve the preliminary plat of Jackson Subdivision with a motion by Kucera and a second by Mueller as it is amenable with the adjacent land use and future land use is in accordance with the Land Development Ordinance. Anderson, Bray, Hoefler, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent.
5. **Building reports for February 2020:** The building report was approved as presented with a motion by Anderson and a second by Lopez. Anderson, Bray, Hoefler, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent.
6. **Adjournment:** The meeting adjourned at 7:27 p.m. with a motion by Kucera and a second by Mueller. Anderson, Bray, Hoefler, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Elsasser and Ogle were absent.

OFFICE OF THE CITY CLERK
: Michaela Luckey

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, April 13, 2020, at 7 p.m. on the preliminary plat of Ekea Addition, the S1/2 of the SE1/4, NE1/4, SW1/4 of Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska, except the east 27 feet thereof and Lot 1, Columbus West Viaero Site Addition to the City of Columbus, containing 3.80 acres, more or less (41 Avenue and 11 Street).

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 2 day of April, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 04:02:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: April 9, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: EKEA Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of EKEA Addition as it is amenable with the adjacent land use and the future land use and is in accordance with the Land Development Ordinance 96-08 as amended.

DISCUSSION:

The addition consists of 20 residential lots and one lot for the stormwater treatment facility. The property is currently within the corporate limits. Adjacent segments of 11th Street and 41st Avenue will be concrete paved with storm sewer in accordance with City standards.

FISCAL IMPACT:

Maintenance costs of 12th Street. Additional right-of-way is being obtained by the City on 11th Street.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: _____ Dan Curtis _____

SIGNATURE:

By: _____  _____

Approved By: _____ Tara Vasicek _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

FILED

FEB 21 2020

**CITY CLERK
COLUMBUS, NEBR.**

DATE: February 20, 2020

NAME OF SUBDIVISION: Ekea Addition

NAME OF APPLICANT: Foreman Lumber - Craig Foreman

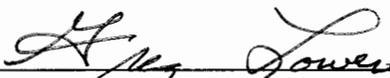
ADDRESS OF APPLICANT: 3920 23rd St., Columbus, NE

PHONE NUMBER: 402-564-2775 APPLICANT E-MAIL: craig@foremanlumber.com

NUMBER OF LOTS IN SUBDIVISION: 21

ADDRESS OF SUBDIVISION: 41st Ave and 11th Street

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.



Owner or Owner's Representative

Tessendorf & Tessendorf
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

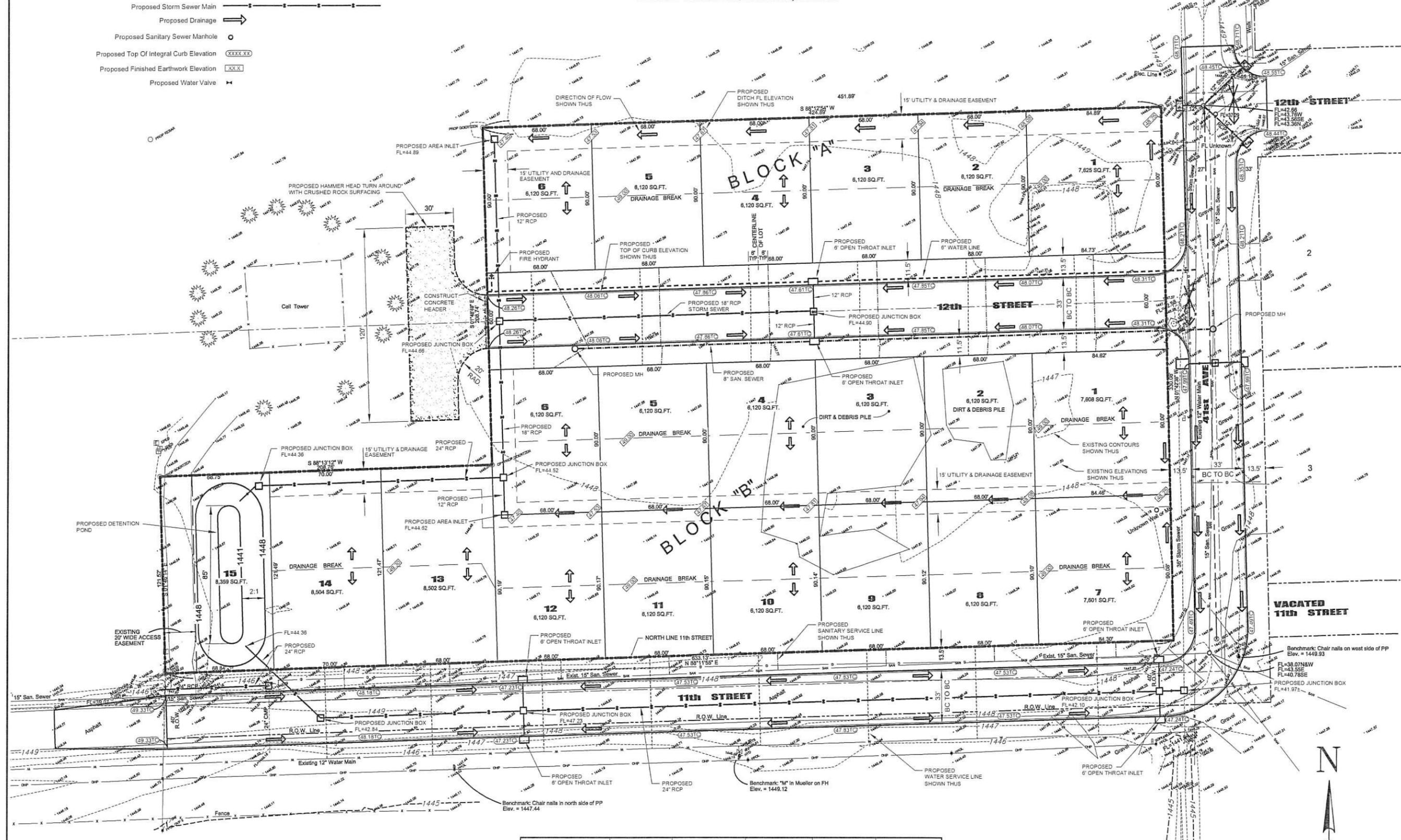
City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

PRELIMINARY PLAT
EKEA ADDITION

to the City of Columbus, located in a portion of the SW 1/4, Section 24,
 T17N, R1W of the 6th P.M., Platte County, Nebraska.

LEGEND

- Proposed 6" PVC DR18 Water Main
- Proposed 8" Sanitary Sewer Main
- Proposed Storm Sewer Main
- Proposed Drainage
- Proposed Sanitary Sewer Manhole
- Proposed Top Of Integral Curb Elevation
- Proposed Finished Earthwork Elevation
- Proposed Water Valve



STF Identification Number (Assigned By City)	STF Type	STF Location (Lat./Long.)	Drainage Area (Acres)	Design WQCV (cf)	WQCV (cf) Provided
	Detention Pond	41°25'40.7" N 97°22'48.21" W	3.8	5,725	6,122 Bottom To Outlet Flowline Elevation

Diggers Hotline of Nebraska 1-800-331-5666

GILMORE & ASSOCIATES INC.
 Engineers - Surveyors

**EKEA ADDITION
 COLUMBUS, NEBRASKA
 PRELIMINARY PLAT**

DRN BY: RTK
 DATE: 1/15/2020
 SCALE: AS SHOWN
 PROJ: 211.850
 F.B.:
 SHEET: 1 of 2

\\SERVER15\Drawings\211850\DRAWING\211850.dwg, PRELIMINARY PLAT, 2/20/2020 10:31:27 AM, 1:19:7786

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, April 13, 2020, at 7 p.m. on the final plat and development agreement of Frontier Park Addition, a tract of land located in the N 1/2 of the NW 1/4 of the SW 1/4 of Section 15, T17N, R1E of the 6th P.M., in the City of Columbus, Platte County, Nebraska, more particularly described as follows: Commencing at the southwest corner of the N 1/2 of the NW 1/4 of the SW 1/4 of Section 15, T17N, R1E of the 6th P.M., in the City of Columbus, Platte County, Nebraska, and assuming the west line of said N 1/2 of the NW 1/4 of the SW 1/4 to have a bearing of N 00°08'15" E; thence N 00°08'15" E, a distance of 60.00 feet, to the point of beginning; thence continuing N 00°08'15" E, a distance of 60.07 feet, to the southwest corner of a tract of land previously surveyed by Bruce L. Gilmore, L.S. #96, dated February 29, 1988; thence S 89°08'42" E, a distance of 209.98 feet, to the southeast corner of said previously surveyed tract; thence N 00°07'57" W, a distance of 149.92 feet, to the northeast corner of said previously surveyed tract; thence N 89°52'40" E, a distance of 800.73 feet; thence S 00°02'39" E, a distance of 206.76 feet, to a point on the north right-of-way line of Armory Drive; thence S 89°53'53" W, and on said north right-of-way line, a distance of 1010.38 feet, to the point of beginning, containing 4.08 acres, more or less (East 14 Avenue and Armory Drive).

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 2 day of April, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 04:02:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: April 9, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Frontier Park Addition – Final Plat

RECOMMENDATION:

At the developer's request, I recommend continuation of the public hearing until May 11, 2020, at 7:00 p.m.

DISCUSSION:

The developer has asked for an anticipated one month delay on acting on the final plat. The final plat is scheduled to be placed on the May 2020 Planning Commission meeting agenda.

FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: _____ Dan Curtis _____

SIGNATURE:

By: _____  _____

Approved By: _____ Tara Vasicek _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

FILED

MAR 18 2020

**CITY CLERK
COLUMBUS, NEBR.**

DATE: March 17, 2020

NAME OF SUBDIVISION: Frontier Park Addition

NAME OF APPLICANT: Granville Custom Homes, Inc.

ADDRESS OF APPLICANT: 4514 Howard Blvd.

PHONE NUMBER: 402-276-3476 APPLICANT E-MAIL: steven@granville-homes.com

NUMBER OF LOTS IN SUBDIVISION: 14

ADDRESS OF SUBDIVISION: East 14th Avenue and Armory Drive

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.



Owner or Owner's Representative

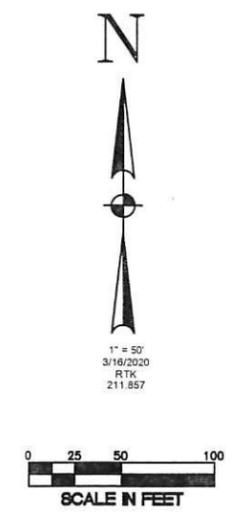
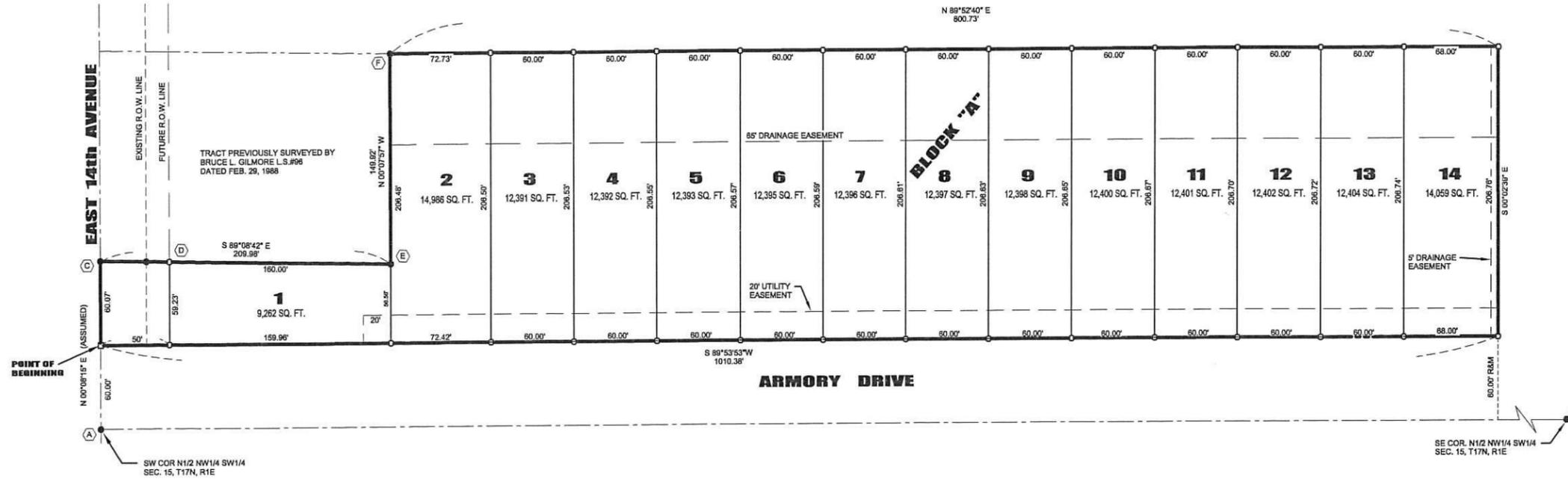
Steven Ramaekers
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

FINAL PLAT FRONTIER PARK ADDITION

A tract of land located in the N 1/2 of the NW 1/4 of the SW 1/4 of Section 15, T17N, R1E of the 6th P.M.,
in the City of Columbus, Platte County, Nebraska,



FRONTIER PARK ADDITION LEGAL DESCRIPTION

A tract of land located in the N 1/2 of the NW 1/4 of the SW 1/4 of Section 15, T17N, R1E of the 6th P.M., in the City of Columbus, Platte County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of the N 1/2 of the NW 1/4 of the SW 1/4 of Section 15, T17N, R1E of the 6th P.M., in the City of Columbus, Platte County, Nebraska, and assuming the west line of said N 1/2 of the NW 1/4 of the SW 1/4 to have a bearing of N 00°08'15" E, a distance of 60.00 feet, to the point of beginning; thence continuing N 00°08'15" E, a distance of 60.07 feet, to the southwest corner of a tract of land previously surveyed by Bruce L. Gilmore, L.S. #96, dated February 29, 1988; thence S 89°08'42" E, a distance of 209.98 feet, to the southeast corner of said previously surveyed tract; thence N 00°07'57" W, a distance of 149.92 feet, to the northeast corner of said previously surveyed tract; thence N 89°52'40" E, a distance of 800.73 feet; thence S 00°02'39" E, a distance of 206.76 feet, to a point on the north right-of-way line of Armory Drive; thence S 89°53'53" W, and on said north right-of-way line, a distance of 1010.38 feet, to the point of beginning, containing 4.08 acres, more or less.

FIELD NOTES - SECTION 15, T17N, R1E

- "A" - Southwest Corner N 1/2 NW 1/4 SW 1/4 - Found railroad spike 0.4' below asphalt surface as recorded on a survey by Bruce L. Gilmore, L.S. #96, dated February 29, 1988.
35.02' E to "X" nails in power pole
28.35' W to "X" nails in light pole
68.81' NNW to center top nut of fire hydrant
2.5' E to centerline of E 14th Avenue
- "B" - Southeast Corner N 1/2 NW 1/4 SW 1/4 - Found 5/8" rebar with cap as recorded on a survey by Eric M. Breuer, L.S. #586, dated September 3, 2008.
40.41' W to center of manhole lid
17.33' NW to mag nail in top of curb
26.10' NE to mag nail in top of curb
- "C", "D", "E", and "F" - Found 5/8" rebars as recorded on a survey by Bruce L. Gilmore, L.S. #96, dated February 29, 1988.

SURVEYOR'S CERTIFICATE

I, Clyde R. Flowers, Jr., a registered surveyor of the State of Nebraska, hereby certify that this survey was made under my direction on March 18, 2020; that all dimensions are in feet and are correct to the best of my knowledge and belief.



Clyde R. Flowers, Jr.
Clyde R. Flowers, Jr., Nebraska L.S. #357
GILMORE & ASSOCIATES, INC.

CITY COUNCIL

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss
CITY OF COLUMBUS)

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. _____ duly passed by the City Council on the _____ day of _____, 2020.

Attest:

City Clerk

Mayor, City of Columbus

PLANNING COMMISSION

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss
CITY OF COLUMBUS)

This plat of FRONTIER PARK ADDITION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2020.

Chairman

SCHOOL BOARD APPROVAL

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss

The above plat approved by School District No. 001, of Platte County, Nebraska.

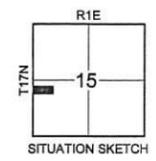
Attest:

Secretary

President

OWNER: GRANVILLE CUSTOM HOMES, INC. 4514 HOWARD BLVD. COLUMBUS, NE 68601	SURVEYOR/ENGINEER: GILMORE & ASSOCIATES, INC. 2870 33RD AVENUE COLUMBUS, NE 68601
--	---

EXISTING ZONING : R-R



**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, April 13, 2020, at 7 p.m. on the final plat of Jackson Subdivision, a tract of land located in part of Outlot 6 and in part of Outlot 5, Original City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the southeast corner of Outlot 6, Original City of Columbus, Platte County, Nebraska and assuming the east line of said Outlot 6 to have a bearing of S 00°31'25" E; thence S 88°19'09" W and on the south line said Outlot 6, 177.89 feet; thence S 00°39'44" E, 145.84 feet; thence N 88°16'36" E, 6.99 feet; thence S 00°35'41" E, 99.26 feet; thence S 88°48'51" W, 170.41 to a point on the west line of 30th Avenue; thence S 00°31'25" E and on said west line 9.93 feet to the northeast corner Lot 1 Rickly's Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°50'22" W, and on north line said Rickly's Subdivision, 150.64 feet; thence S 88°59'04" W and on said north line, 186.21 feet; thence N 02°00'57" W, 252.94 feet to a point on the south line said Outlot 6; thence S 88°19'09" W and on said south line, 89.97 feet; thence N 00°25'07" W, 242.79 feet to a point on the south right of Way line 10th Street; thence S 86°17'03" E and on said south line, 327.80 feet; thence S 68°54'21" E and on said south line, 114.07 feet to a point on the east line said Outlot 6; thence S 00°31'55" E and on said east line, 163.42 feet to the Point of Beginning containing 3.13 acres more or less (10 Street and 30 Avenue).

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 2 day of April, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 04:02:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: April 9, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Jackson Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Jackson Subdivision as it is consistent with the preliminary plat; amenable with the adjacent land use consisting of residential development, future land use; and is in accordance with the Land Development Ordinance 96-08 as amended.

DISCUSSION:

The addition consists of 3 commercial lots. The property is currently within the corporate limits.

FISCAL IMPACT:

None as all streets and utilities are in place.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Dan Curtis

SIGNATURE:

By: Richard J. Bogus

Approved By: Tara Vasicek

MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)

FILED

MAR 19 2020

CITY CLERK
COLUMBUS, NEBR.

DATE: 3/18/20

NAME OF SUBDIVISION: Jackson Subdivision

NAME OF APPLICANT: City of Columbus

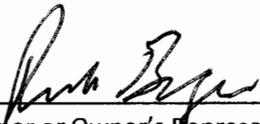
ADDRESS OF APPLICANT: 2424 14th St.

PHONE NUMBER: 402-562-4267 APPLICANT E-MAIL: brian.benek@columbusne.us

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: 30th Ave : 10th Street

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.



Owner or Owner's Representative

Bene Schumacher
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: N/A

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

FINAL PLAT
JACKSON SUBDIVISION
 A Subdivision of Part of Outlot 5 & 6 Original City of
 Columbus, Platte County, Nebraska

FIELD NOTES

At "A" & "B" found 1" iron pipe 0.1' deep in asphalt, in the approximate centerline 10th Street, as recorded on survey by Irwin R. Mierau, LS# 285, dated October 12, 1989. At "C" found 3/4" iron pipe. At "D" & "E" found 3/4" iron pipe in concrete base of fence post as recorded on survey by Bruce L. Gilmore, LS# 96, dated January 9, 1980. At "F" & "G" found 1-1/2" iron pipe as recorded on survey by Irwin R. Mierau, LS# 285, dated October 12, 1989. At "H", "I" & "J" found 5/8" iron bar with cap as recorded on survey by myself dated March 22, 2019. At "L", "M" & "N" calculated points by retracing survey by Irwin R. Mierau, LS# 285, dated October 12, 1989. At "O", "P" & "Q" set 5/8" iron bar with cap at distances shown by retracing survey by Irwin R. Mierau, LS# 285, dated October 12, 1989. At "R" found 5/8" rebar with cap as recorded on survey by Terry L. Schulz, LS# 550, dated Jan. 15, 2019. At "S" found 1 1/4" iron pipe as recorded on survey by Terry L. Schulz, LS# 550, dated Jan. 15, 2019. Monument falls .63' south of line "R"- "D". At "T" found 1" square bolt on the east side of fence post as recorded on survey by Terry L. Schulz, LS# 550, dated Jan. 15, 2019. At "U" and "V" found 3/4" iron pipe as recorded on survey by Frank C. Kuska, LS# 234, dated May 29, 1981. At "W" found 1 1/4" iron bar as recorded on survey by Frank C. Kuska, LS# 234, dated May 29, 1981. At "X" found 1 1/4" iron pipe as recorded on survey by Frank C. Kuska, LS# 234, dated May 29, 1981. At "Z" found 1 1/8" iron shaft as recorded on survey by Thomas A. Tremel, LS# 455, dated May 7, 2012. At "AA" found 5/8" rebar with cap as recorded on survey by Thomas A. Tremel, LS# 455, dated May 7, 2012. At "BB" found 1" iron pipe with iron bar inside as recorded on survey by Thomas A. Tremel, LS# 455, dated May 7, 2012. At "CC" found 1 1/4" iron pipe. At "DD" set 5/8" rebar with cap at the intersection of line "AA"- "BB" and the extension of line "V"- "W". At "EE" set 5/8" rebar with cap at the intersection of line "BB"- "CC" and the extension of line "R"- "T". At "FF" set 5/8" rebar with cap on line "D"- "E", 2.50' east of "S". At "GG" set 5/8" rebar with cap as per owners request. At "HH" set 5/8" rebar with cap on line "D"- "K" at distance shown.

LEGAL DESCRIPTION

A tract of land located in Part of Outlot 6 and in Part of Outlot 5, Original City of Columbus, Platte County, Nebraska, more particularly described as follows:
 Beginning at the southeast corner of Outlot 6, Original City of Columbus, Platte County, Nebraska and assuming the east line of said Outlot 6 to have a bearing of S 00°31'25" E; thence S 88°19'09" W and on the south line said Outlot 6, 177.89 feet; thence S 00°39'44" E, 145.84 feet; thence N 88°16'36" E, 6.99 feet; thence S 00°35'41" E, 99.26 feet; thence S 88°48'51" W, 170.41 to a point on the west line of 30th Avenue; thence S 00°31'25" E and on said west line 9.93 feet to the northeast corner Lot 1 Rickly's Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°50'22" W, and on north line said Rickly's Subdivision, 150.64 feet; thence S 88°59'04" W and on said north line, 186.21 feet; thence N 02°00'57" W, 252.94 feet to a point on the south line said Outlot 6; thence S 88°19'09" W and on said south line, 89.97 feet; thence N 00°25'07" W, 242.79 feet to a point on the south right of Way line 10th Street; thence S 86°17'03" E and on said south line, 327.80 feet; thence S 68°54'21" E and on said south line, 114.07 feet to a point on the east line said Outlot 6; thence S 00°31'55" E and on said east line, 163.42 feet to the Point of Beginning containing 3.13 acres more or less.

STATE OF NEBRASKA)
 COUNTY OF PLATTE) SS
 CITY OF COLUMBUS)

CITY COUNCIL

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. _____ duly passed by the City Council on the ____ day of _____, 2020.
 of _____, 2020.

Attest:

 City Clerk

 Mayor

STATE OF NEBRASKA)
 COUNTY OF PLATTE) SS
 CITY OF COLUMBUS)

PLANNING COMMISSION

This plat of JACKSON SUBDIVISION to the City of Columbus, Platte County, Nebraska, approved by the Planning Commission this ____ day of _____, 2020.

 Chairperson

STATE OF NEBRASKA)
 COUNTY OF PLATTE) SS

SCHOOL DISTRICT

The above plat approved by Columbus Public School District No. 001, Platte County, Nebraska

Attest:

 Secretary

 President

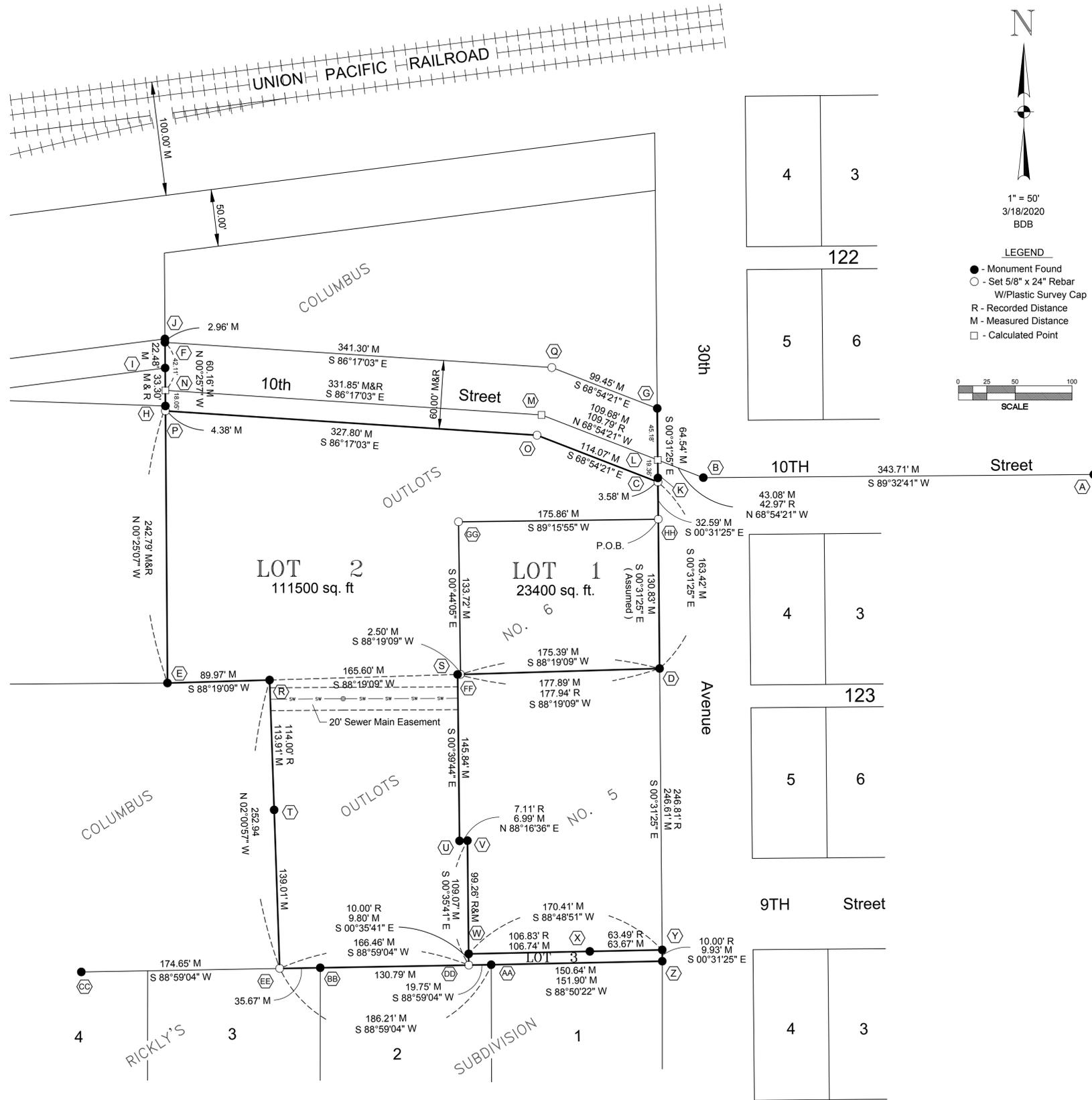
STATE OF NEBRASKA)
 COUNTY OF PLATTE) ss
 CITY OF COLUMBUS)

SURVEYOR'S CERTIFICATE

I, Brian D. Benck, a Registered Land Surveyor of Nebraska, hereby certify that I have accurately surveyed JACKSON SUBDIVISION to the City of Columbus, Nebraska, and that the above and foregoing plat is a true and correct survey thereof and that the lots, blocks, streets, avenues, easements, alleys, and commons and other grounds are well and accurately staked off and marked and correctly designated and shown on the above and foregoing survey.

Dated this ____ day of _____, 2020.

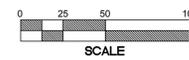
 Brian D. Benck, Nebraska L.S. #536



1" = 50'
 3/18/2020
 BDB

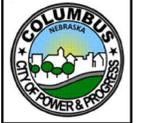
LEGEND

- - Monument Found
- - Set 5/8" x 24" Rebar W/Plastic Survey Cap
- R - Recorded Distance
- M - Measured Distance
- - Calculated Point



REVISIONS

City of Columbus
 2424 14th Street
 P.O. Box 1677
 Columbus, NE 68602



FINAL PLAT
 JACKSON SUBDIVISION
 to the City of Columbus
 Platte County, Nebraska

DRN BY	BDB
DATE	3/18/20
SCALE	1" = 50'
PROJ	
F.B.	
SHEET	1 of 1

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

NOTICE IS HEREBY GIVEN that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, April 13, 2020, at 7 P.M., to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (the EKEA, LLC, Redevelopment Project)," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within the blighted and substandard West Railroad Neighborhood Area (a/k/a Redevelopment Area 3), located between 14th Street to the north, 33rd Avenue to the east, the Union Pacific Railroad right-of-way to the south and 48th Avenue to the west, in Columbus, Nebraska. The project set forth in the redevelopment plan is located to the northwest of the intersection of 11th Street and 41st Avenue.

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

A map of the redevelopment area, a map of the project site, and the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk at 2424 14th Street, Columbus, Nebraska 68602, telephone number 402-562-4224.

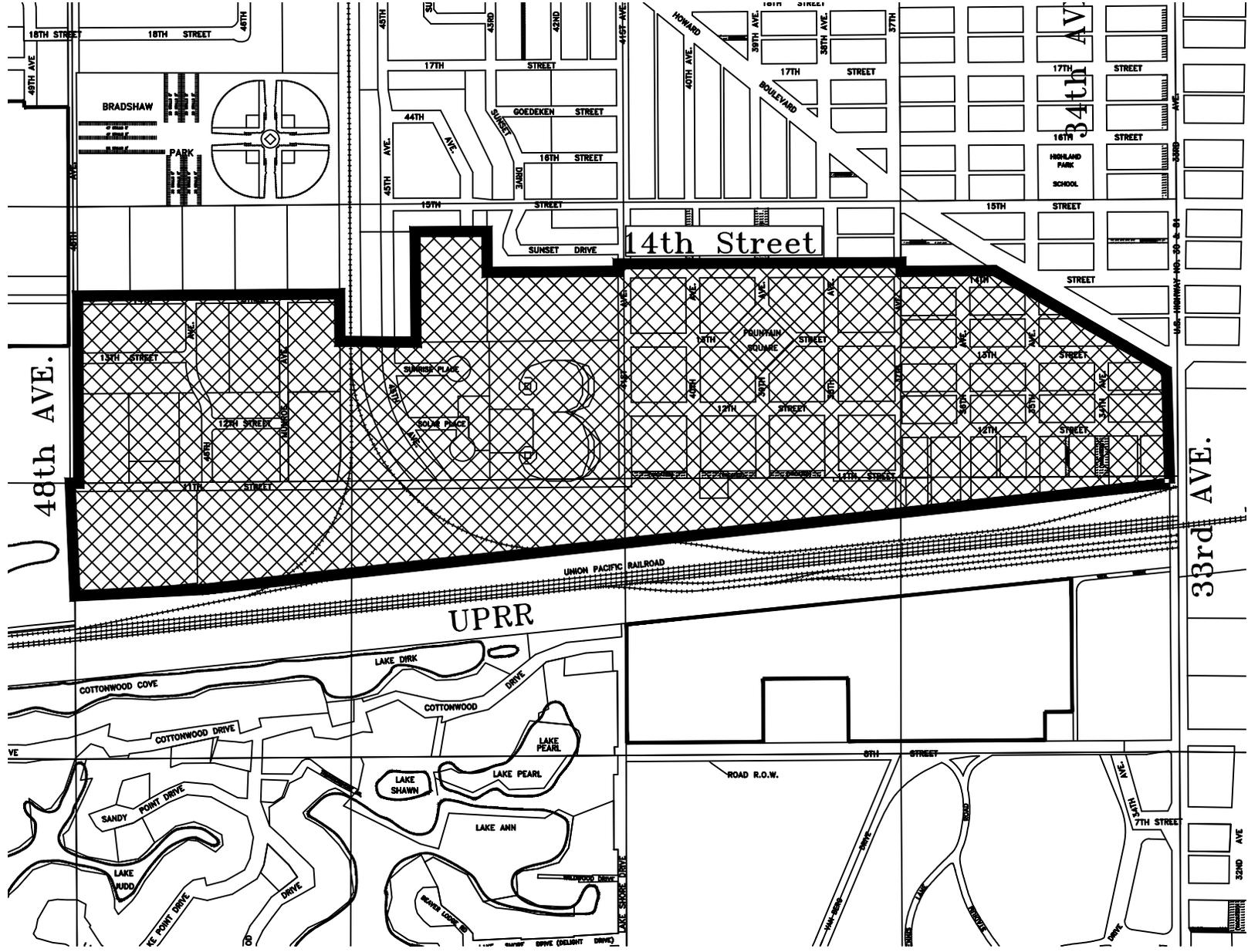
At said time and place, all interested parties may be heard.

Dated this 26 day of March 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 03:26:20, 04:02:20
Two Affidavits of Publication

COLUMBUS NE AREA #3





The City of **Columbus**

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: April 9, 2020
TO: Planning Commission
FROM: Tara Vasicek, City Administrator 
RE: Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area, a portion of the Redevelopment Area 3. EKEA, LLC Redevelopment Project for Housing.

RECOMMENDATION:

Approval of the redevelopment plan for the West Railroad Redevelopment Area.

DISCUSSION:

The developer, City staff and legal counsel have ensured that the plan meets the proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the 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. Under the Plan adequate provision is made for traffic, vehicular parking, and 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 populations. The provision of adequate transportation, water, sewage 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 elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

The Plan contains a statement of the proposed method and cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Plan; that there are no estimated proceeds or revenue expected to be obtained by the City from disposal of property to Redeveloper; that the Plan sets forth the proposed method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the Redeveloper for the redevelopment area, as designated in the Plan which method of financing is the issuance by the City of its tax increment revenue bonds to provide funds to pay for the costs of certain public improvements directly or of public or private improvements by grant assistance and that there are no families currently living within the redevelopment area, as set forth in the Plan, which are currently expected to be displaced from such area.

It has also been determined that the cost-benefit analysis prepared in conjunction with the Plan and attached thereto sets forth the factors required under section 18-2113 of the Nebraska Revised Statutes and supports the City's adoption and approval of the Plan.

**REDEVELOPMENT PLAN FOR
THE WEST RAILROAD NEIGHBORHOOD
REDEVELOPMENT AREA**

(THE EKEA, LLC, REDEVELOPMENT PROJECT)

PREPARED MARCH, 2020

**BY THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF COLUMBUS, NEBRASKA**

A. Introduction

This Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Columbus, Nebraska (“City”). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act"), including the community redevelopment area referred to as the West Railroad Neighborhood Area, a/k/a “Area 3” (referred to herein as the “Redevelopment Area”).

This Redevelopment Plan submits the phased implementation of a redevelopment project in the Redevelopment Area to optimize the tax increment financing ("TIF") resources available for site acquisition, construction of eligible public improvements, and to remove existing and avoid future blighted and substandard conditions. This Redevelopment Plan contemplates the phased construction of approximately 20 single-family homes within the Redevelopment Area (such public and private improvements required therefrom are collectively referred to herein as the "Redevelopment Project").

The Redevelopment Project is located within a small portion of the Redevelopment Area. Accordingly, the City anticipates that it will amend this Redevelopment Plan to set forth additional redevelopment projects in the future.

B. Redevelopment Area; Project Site; Existing Conditions

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries of the Redevelopment Area. The Redevelopment Area is identical to "Redevelopment Area 3," which the Council previously declared blighted and substandard and in need of redevelopment. The Redevelopment Area is located between 14th Street to the north, 33rd Avenue to the east, the Union Pacific Railroad right-of-way to the south and 48th Avenue to the west, in the City. Exhibit "A-1", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

C. Conformance with the Comprehensive Plan

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. The Comprehensive Plan recommends “contiguous growth of residential land use” throughout the neighborhood encompassing the Redevelopment Area.

Additionally, the "Envision Columbus 2040" comprehensive plan states that the City's "inadequate housing supply remains one of the City’s greatest challenges.” The "2017 City of Columbus Housing Study" noted the need for additional housing. The study included the following conclusions, among many other findings:

- The City must produce additional housing options across all price-points to enable movement in the market.
- Respondents indicated their strong desire for a variety of smaller housing options including small and mid-size single-family homes, townhomes, duplexes, apartments, and independent senior living opportunities.
- Many respondents expressed the desire for more quality housing units and for better property maintenance overall.

Redeveloper intends to develop the Project Site for the purpose of constructing single-family residences within the “missing middle” price range (anticipated to be \$240,000). The City's comprehensive plan and other plans for development and expansion of the City contemplate the need for housing. This Redevelopment Plan and the Redevelopment Project described herein further those goals and comply with the City's Comprehensive Plan for land use and development.

Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's comprehensive plan. The map sets forth an R-1 (Single-Family Residential) designation for future use of the Project Site. Accordingly, the Redevelopment Project conforms to the future use set forth in Comprehensive Plan.

D. Redevelopment Project Overview

Redeveloper intends to acquire the Project Site from the current owner (an affiliate of Redeveloper) upon the approval of TIF. The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue on a vacant parcel of land. The Redevelopment Project will consist of constructing approximately 20 single-family homes over the course of

multiple phases/years, as shown on the site plan attached hereto as Exhibit "C" and incorporated herein, and as described in further detail below. Notwithstanding the foregoing, given the evolving and uncertain nature of the housing market, redeveloper may adjust the site plan and type of housing for the Redevelopment Project so long as the following is met: (1) the use is residential; (2) the use is a permitted use under an R-1 or R-2 zoning designation (and Redeveloper effectuates any zoning changes related thereto); (3) the change does not result in a decrease of the estimated post-construction assessed valuation of the Project Site below \$4,800,000 (for all phases); and (4) the change does not require an increase in the TIF Indebtedness (defined below). Any change to the site plan and use of the Project Site that conforms to the foregoing is specifically contemplated and permitted under this Redevelopment Plan. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

The Redevelopment Project will require infrastructure improvements and other public and private improvements which are not financially feasible to undertake at one time. Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available for public improvements, which will be necessary for the Redevelopment Project to succeed. Further, implementation of the Redevelopment Project in multiple phases will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. The Community Development Agency for the City (the "Agency") and Redeveloper anticipate that Redeveloper will construct the Redevelopment Project in three phases consisting of the following private improvements:

"Phase One": Construction of approximately 4 single-family homes.

"Phase Two": Construction of approximately 10 single-family homes.

"Phase Three": Construction of approximately 6 single-family homes.

Each phase may be further divided into sub-phases based upon the rate of construction, such that the "effective date" (as provided under section 18-2147 of the Act) for purposes of TIF will be determined on a lot by lot basis in order to maximize the TIF proceeds available to help finance the public improvements. While the market will determine the actual completion schedule for each phase, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months. The Redevelopment Project requires flexibility and may have more or less sub-phases over the course of additional years; provided that, notwithstanding anything to the contrary in this Redevelopment Plan, construction of the Redevelopment Project shall occur over no more than five (5) consecutive years.

Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plot the Project Site in the manner shown on the site plan.

E. Existing Conditions

1. Existing Land Use

The Project Site consists of vacant, undeveloped land.

2. Existing Zoning

The Project Site is currently zoned as R-1 (Single-Family Residential).

3. Existing Public Improvements

Public access to the Project Site is currently non-existent. The Project Site is without paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project will require significant infrastructure improvements and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

The Project Site will require additional public roadways, as there is currently not access to serve portions of the Project Site. As shown on the Exhibit "C" site plan, the Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. Redeveloper will also construct sidewalks per the City's requirements. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area, including construction of a detention pond. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect housing units. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. The anticipated public improvements (and costs related to the public improvements) for each of the three phases are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently sits undeveloped and vacant. The Redevelopment Project will increase population density in the area. However, the City desires an increase in population density in the area to provide additional housing in the City. Redeveloper will properly plat the Project Site to accommodate the increase in population density and construct adequate public infrastructure improvements to accommodate any increase in population density anticipated as part of the Redevelopment Project.

g. Land Coverage

Land coverage for the Project Site includes approximately 4.05 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately 20 single-

family homes, with the footprint shown on the site plan set forth in Exhibit "C". The Redevelopment Project will comply with all applicable land coverage ratios required by the City.

h. Parking

Each dwelling unit will include an attached garage.

g. Zoning, Building Code and Ordinance

The Project Site is currently zoned as R-1 (Single-Family Residential). R-1 zoning allow for single-family residences. Accordingly, a zoning change is not required. Notwithstanding, Redeveloper will be responsible for all zoning, building code, or ordinance changes that may be necessary for the Redevelopment Project.

3. Private Improvements

Private improvements for the Redevelopment Project Area consist of the construction of approximately 20 single-family homes over the course of three phases (and sub-phases thereof). Redeveloper or other builders taking reconveyance from Redeveloper will construct the private improvements. Paragraph D of this Redevelopment Plan details the anticipated phasing of the private improvements.

G. Project Costs

The total estimated costs of the Redevelopment Project are \$4,800,000 (for all three phases). The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2020 pricing, and are subject to reasonable and documented adjustments without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper is unable to undertake the construction in Phase One of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. According to Redeveloper, it could not complete the initial public improvements for Phase One but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial public improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Indebtedness (defined below) generated from each phase of the Redevelopment Project toward the payment of

the eligible expenses of the entire Redevelopment Project, if necessary, provided there is no duplication of expenses.

The Redevelopment Project's construction schedule will depend on the rate that the residential dwelling units are sold, but based upon the current housing market and the need for housing in the City, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over a number of additional years. Redeveloper intends to commence the subsequent phase of the Redevelopment Project as soon as the then-current phase is completed. Redeveloper anticipates the following construction schedule:

Phase One:

Construction start date: Upon TIF approval

Construction completion date: December 31, 2020

Phase Two:

Construction start date: January 1, 2021

Construction completion date: December 31, 2021

Phase Three:

Construction start date: January 1, 2022

Construction completion date: December 31, 2022

The anticipated start dates and completion dates for the three phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. Additional sub-phases spanning a number of years beyond the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors. Further, based upon the specific circumstances surrounding the Covid-19 pandemic ongoing at the time of this Redevelopment Plan, and the uncertainty stemming therefrom related to future market conditions and Redeveloper's ability to conduct normal day-to-day business, Phase One may be delayed until such pandemic subsides and the market demand for such housing returns to a sustainable level. Such delay would cause a commensurate delay in the subsequent phases, and such occurrence is specifically acknowledged and permitted in this Redevelopment Plan.

Upon the completion of each phase or sub-phase thereof, Redeveloper will submit to the Agency an amendment to the "redevelopment contract" (as defined in the Act) on a form prescribed by the Agency. Each amendment to the redevelopment contract shall set forth the "effective date" (as defined in the Act) for the pertinent phase or sub-phase and must be

submitted to the Agency on or before June 30 of the year in which taxes are to be divided for such phase or sub-phase.

I. Financing

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces 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 are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase or subphase thereof will be determined in the manner that will be set forth in the redevelopment contract, or amendment thereof, and/or the resolution(s) authorizing the TIF Indebtedness. The Agency and Redeveloper anticipate that the effective dates will be different for each of the phases and/or sub-phases thereof; and therefore the increment period for each phase and sub-phase thereof will be different. The Agency and Redeveloper anticipate the issuance of one TIF bond or note for all three phases of the Redevelopment Project (i.e., one bond or note, total); provided that the Agency, in its discretion, may issue more TIF bonds or notes based upon the rate of construction.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from improvements constructed/installed after the commencement of the first portion of each phase or sub-phase thereof shall only be divided and allocated over the applicable 15-year increment

period (per phase or sub-phase thereof) or payment of the TIF Indebtedness, whichever occurs first.

1. Necessity of TIF

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF, and Redeveloper would not complete the Redevelopment Project without TIF. In support thereof, Redeveloper represented and warranted as follows in its application to the City for TIF:

Redeveloper desires to keep the homes affordable, but the cost of developing the ground into buildable lots makes this cost-prohibitive without the use of TIF. Additionally, the location near the railroad property requires a lower price for homes, even though construction costs are the same. TIF will reduce the development cost by \$40,125 per lot. Without TIF to reduce the initial infrastructure costs, the homes would be too expensive for the market and the Redeveloper could not develop the property into marketable homes.

In support thereof, the current owner purchased the site in 2014 for \$91,500, but because of the high costs of developing the property, has been unable to make use of the property to date.

In accordance with the above representations of Redeveloper, the Redevelopment Project is not economically viable without the assistance of TIF and Redeveloper would not construct the Redevelopment Project without TIF.

2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount not to exceed \$800,000. It is anticipated that the TIF Indebtedness will carry an interest rate not to exceed 5.5%. Notwithstanding the foregoing, the final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract, or the amendments thereof, or bond resolution(s).

The total estimated cost of the Redevelopment Project is \$4,800,000 (for all three phases). Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity (approximately \$500,000) and traditional bank financing (approximately \$3,500,000). The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

J. Cost-Benefit Analysis

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

Exhibits:

- Exhibit A: Redevelopment Area
- Exhibit A-1: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

EXHIBIT "A"

Project Site and Existing Land Use

Depiction of Redevelopment Area:

COLUMBUS NE AREA #3

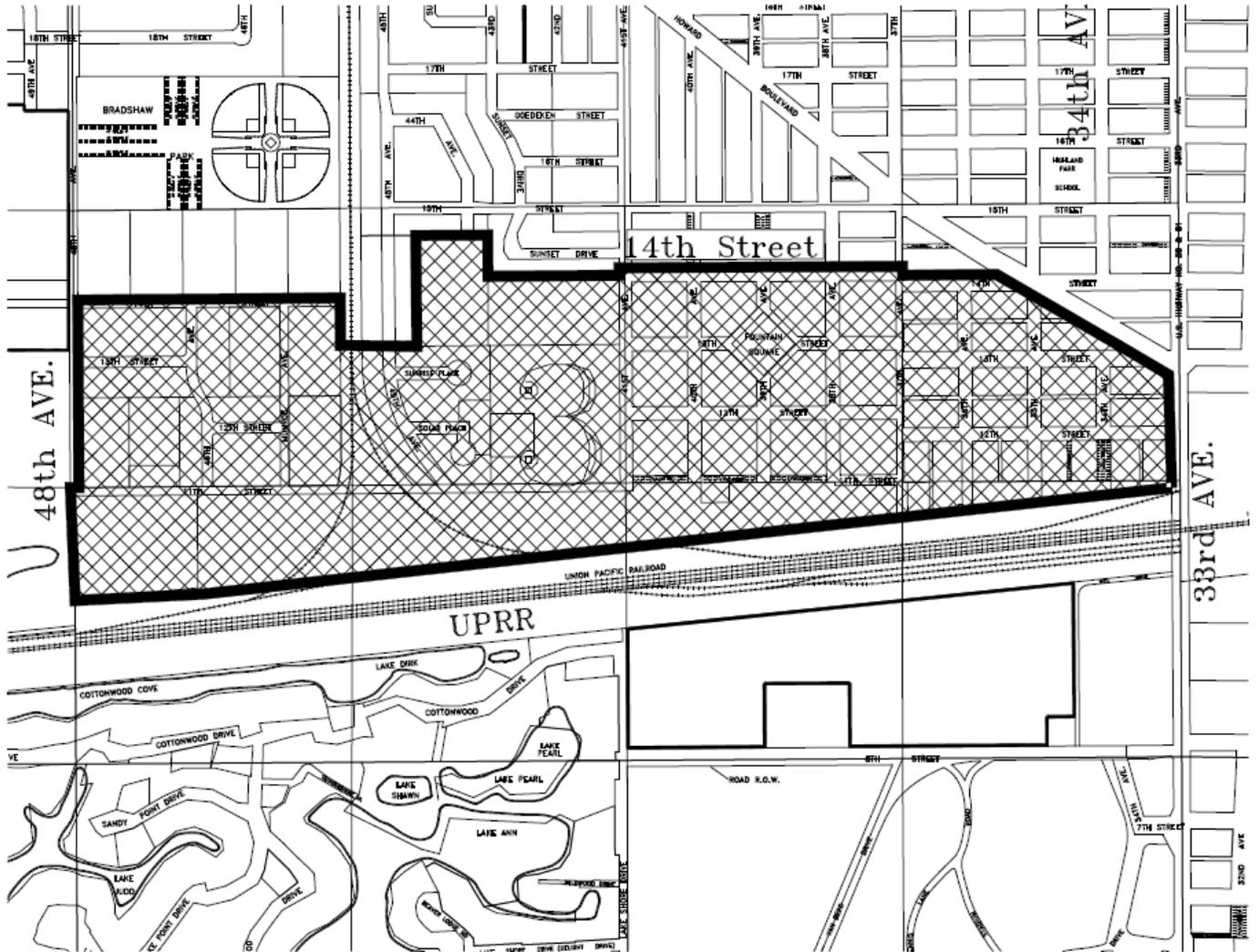


Exhibit "A"

Existing Conditions of Redevelopment Area and Surrounding Area:

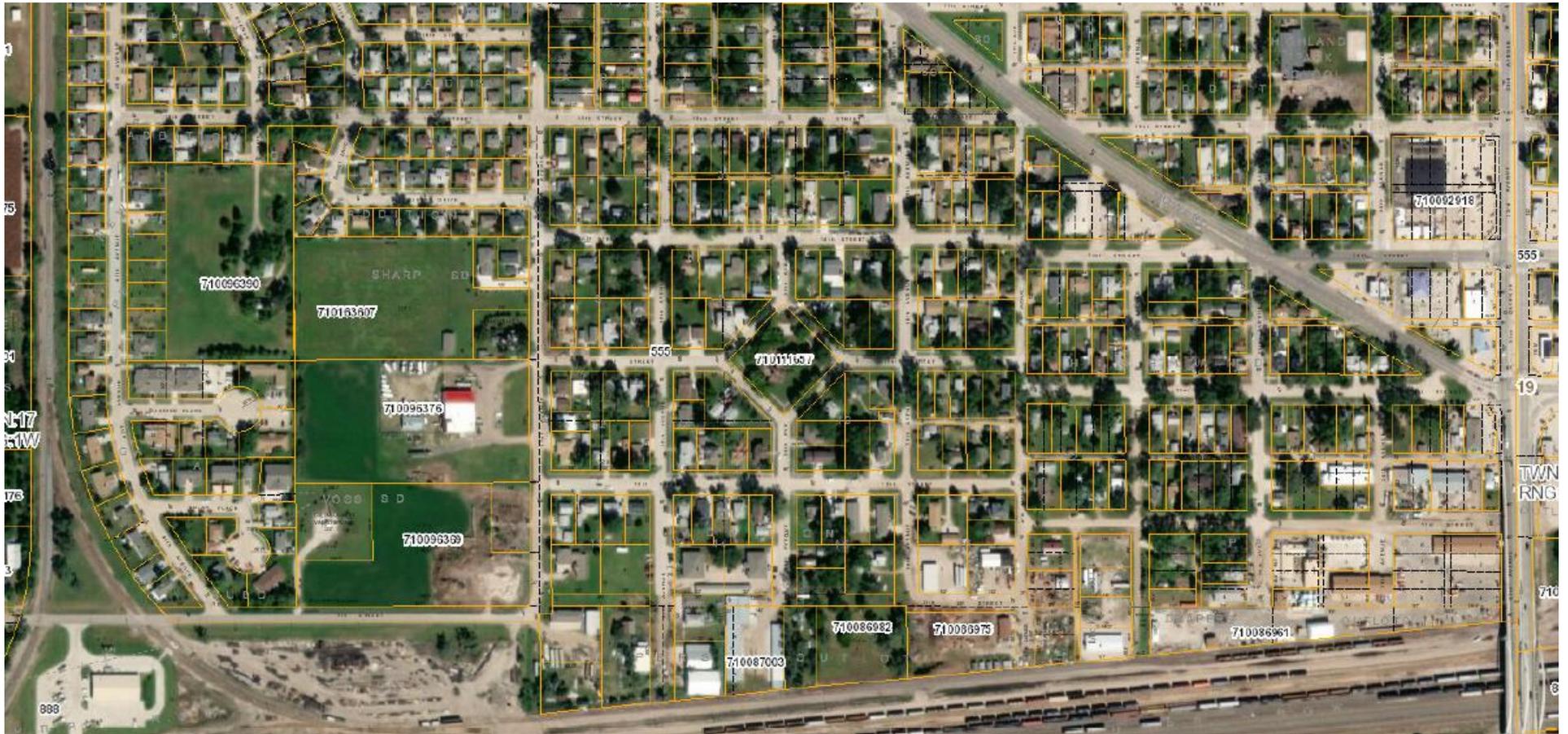


Exhibit "A"

EXHIBIT "A-1"

Project Site and Existing Land Use

Legal Description:

Legal description for Parcel ID No. 710096369:

PT OF S1/2 SE NE SW EXC N186' OF E130' 24-17-1W 3.45 AC & EXC 1 AC LAND IN CITY LIMITS COLUMBUS

Legal description for Parcel ID No. 10096362:

N186' OF E130' S1/2 SE NE SW 24-17-1W .555 AC LAND IN CITY LIMITS COLUMBUS

* Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plat the Project Site as shown on Exhibit "C". Subsequent to said re-plat, the above legal description shall be replaced with the legal description provided in the re-plat of the Project Site approved by the City.

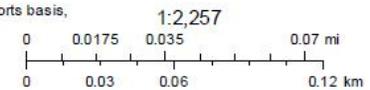
Depiction and Current Condition (parcels 710096369 and 710096362):



March 23, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Townships
- ▭ Columbus City Limits
- Sections
- ▭ Parcels



Platte County
gWorks.

Exhibit "A-1"

EXHIBIT "C"

Site Plan and Future Land Use

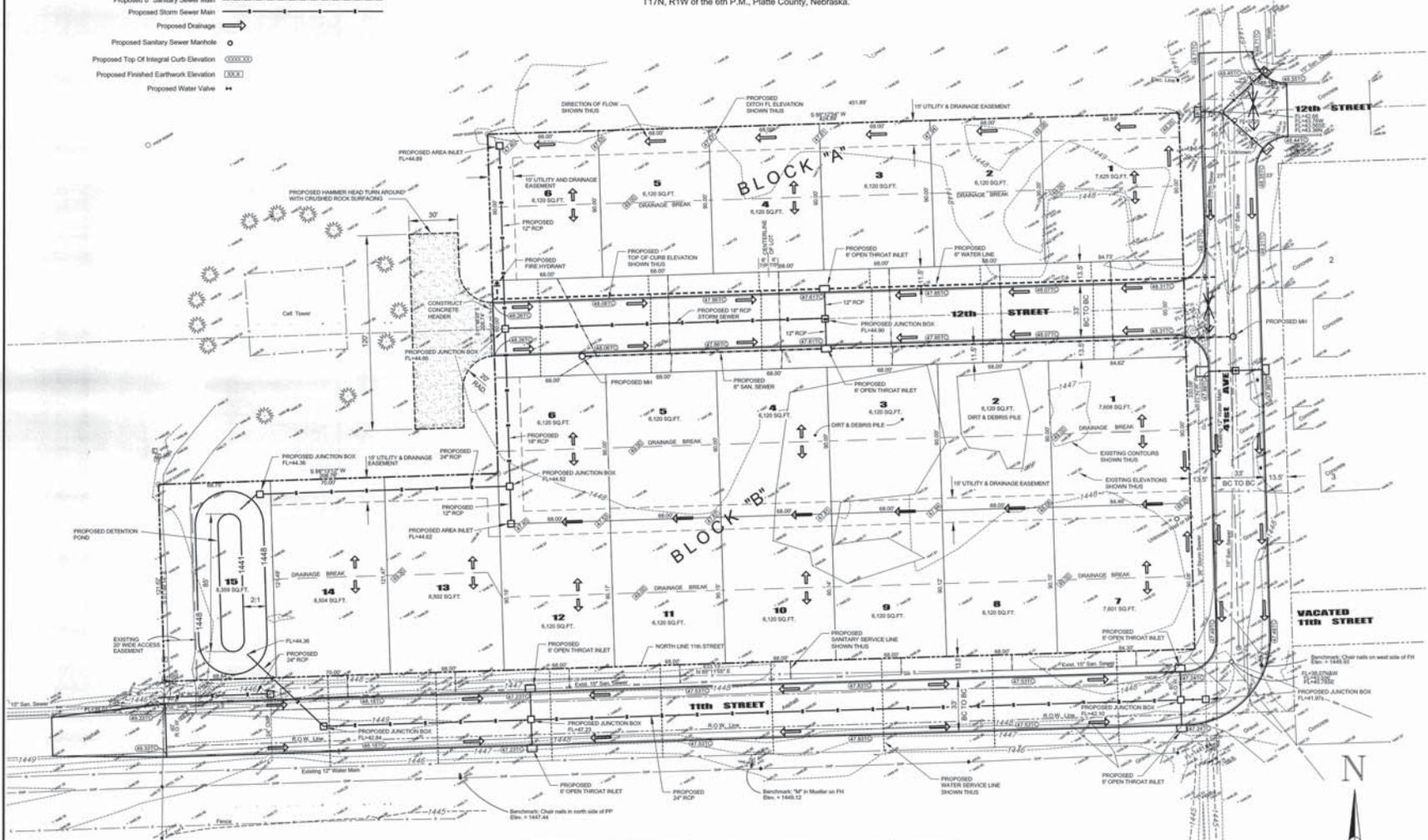
(See attached)

* The attached is a preliminary site plan and is subject to change.

PRELIMINARY PLAT
EKEA ADDITION

to the City of Columbus, located in a portion of the SW 1/4, Section 24,
 T17N, R1W of the 6th P.M., Platte County, Nebraska.

- LEGEND**
- Proposed 8" PVC DR18 Water Main
 - Proposed 8" Sanitary Sewer Main
 - Proposed Storm Sewer Main
 - Proposed Drainage
 - Proposed Sanitary Sewer Manhole
 - Proposed Top of Integral Curb Elevation
 - Proposed Finished Earthwork Elevation
 - Proposed Water Valve



STF Identification Number (Assigned By City)	STF Type	STF Location (Lat./Long.)	Drainage Area (Acres)	Design WOCV (cf)	WOCV (cf) Provided
	Detention Pond	41°25'45.7" N 97°22'48.2" W	3.8	5,725	6,122 Below To Outlet Flowline Elevation



Deposits Notice of Nebraska 1-800-331-5665

GILMORE & ASSOCIATES, INC.
 Engineers-Surveyors

**EKEA ADDITION
 COLUMBUS, NEBRASKA
 PRELIMINARY PLAT**

DRN BY: RTK
 DATE: 1/15/2020
 SCALE: AS SHOWN
 PROJ.: 211.850
 F.S.:
 SHEET: 1 of 2

EXHIBIT "D"

Estimate of Construction Costs (All Phases)

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
Contingencies (related to TIF-eligible costs):	\$35,000
<u>Private Improvements:</u>	<u>\$3,927,861</u>
TOTAL:	\$4,800,000

* The above estimates are preliminary estimates and subject to change.

** For the project costs that will not be incurred immediately but will occur during subsequent phases, the numbers set forth above are estimated values based on 2020 pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of the work on later phases.

EXHIBIT "E"

Sources and Uses of TIF (All Phases)

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
<u>Contingencies (related to TIF-eligible costs):</u>	<u>\$35,000</u>
TOTAL:	\$872,139

* The above "Sources" are preliminary estimates based on 2020 pricing and are subject to change.

SOURCES:

Assumptions:

Base Value: \$9,700 for Phase One; \$20,000 per lot for subsequent phases
Number of units: 20
Final Value: \$240,000 (per unit)
Total Final Value: \$4,800,000
Tax Levy (2018): 1.893994
TIF Indebtedness: NTE \$800,000
Interest Rate: NTE 5.5%

Amortization:

Phase	1	2	3
Effective Date	2021	2022	2023
# of Units	4	10	6
TIF Period	15	15	15
Base Value	\$9,700	\$200,000	\$120,000
Base Taxes	\$184	\$3,788	\$2,273
Completed Value	\$960,000	\$2,400,000	\$1,440,000
Total Taxes	\$18,182	\$45,456	\$27,274
Tax Increment	\$17,999	\$41,668	\$25,001
less 1% fee	\$17,819	\$41,251	\$24,750
Phase Years	1 to 15	2 to 16	3 to 17

Year	Phase 1	Phase 2	Phase 3	Aggregate
1	\$17,819	\$0	\$0	\$17,819
2	\$17,819	\$41,251	\$0	\$59,070
3	\$17,819	\$41,251	\$24,750	\$83,820
4	\$17,819	\$41,251	\$24,750	\$83,820
5	\$17,819	\$41,251	\$24,750	\$83,820
6	\$17,819	\$41,251	\$24,750	\$83,820
7	\$17,819	\$41,251	\$24,750	\$83,820
8	\$17,819	\$41,251	\$24,750	\$83,820
9	\$17,819	\$41,251	\$24,750	\$83,820
10	\$17,819	\$41,251	\$24,750	\$83,820
11	\$17,819	\$41,251	\$24,750	\$83,820
12	\$17,819	\$41,251	\$24,750	\$83,820
13	\$17,819	\$41,251	\$24,750	\$83,820
14	\$17,819	\$41,251	\$24,750	\$83,820
15	\$17,819	\$41,251	\$24,750	\$83,820
16	\$0	\$41,251	\$24,750	\$66,001
17	\$0	\$0	\$24,750	\$24,750
TOTAL				\$1,257,008

Projected Debt Service:

Applicant: EKEA, LLC

PRO FORMA

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 5.50%
								Principal	Interest at 5.50%	Total			
0											\$800,000		
0.5	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$ 0	\$ 8,909	\$ 8,909	\$813,091	13091	22000
1	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$ 0	\$ 8,909	\$ 8,909	\$826,542	13451	22360
1.5	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$ 6,805	\$ 22,730	\$ 29,535	\$819,737	0	22730
2	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$ 6,992	\$ 22,543	\$ 29,535	\$812,745	0	22543
2.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 19,561	\$ 22,350	\$ 41,911	\$793,184	0	22350
3	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 20,098	\$ 21,813	\$ 41,911	\$773,086	0	21813
3.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 20,651	\$ 21,260	\$ 41,911	\$752,435	0	21260
4	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 21,219	\$ 20,692	\$ 41,911	\$731,216	0	20692
4.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 21,803	\$ 20,108	\$ 41,911	\$709,413	0	20108
5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 22,402	\$ 19,509	\$ 41,911	\$687,011	0	19509
5.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 23,018	\$ 18,893	\$ 41,911	\$663,993	0	18893
6	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 23,651	\$ 18,260	\$ 41,911	\$640,342	0	18260
6.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 24,302	\$ 17,609	\$ 41,911	\$616,040	0	17609
7	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 24,970	\$ 16,941	\$ 41,911	\$591,070	0	16941
7.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 25,657	\$ 16,254	\$ 41,911	\$565,413	0	16254
8	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 26,362	\$ 15,549	\$ 41,911	\$539,051	0	15549
8.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 27,087	\$ 14,824	\$ 41,911	\$511,964	0	14824
9	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 27,832	\$ 14,079	\$ 41,911	\$484,132	0	14079
9.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 28,597	\$ 13,314	\$ 41,911	\$455,535	0	13314
10	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 29,384	\$ 12,527	\$ 41,911	\$426,151	0	12527
10.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 30,192	\$ 11,719	\$ 41,911	\$395,959	0	11719
11	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 31,022	\$ 10,889	\$ 41,911	\$364,937	0	10889
11.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 31,875	\$ 10,036	\$ 41,911	\$333,062	0	10036
12	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 32,752	\$ 9,159	\$ 41,911	\$300,310	0	9159
12.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 33,652	\$ 8,259	\$ 41,911	\$266,658	0	8259
13	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 34,578	\$ 7,333	\$ 41,911	\$232,080	0	7333
13.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 35,529	\$ 6,382	\$ 41,911	\$196,551	0	6382
14	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 36,506	\$ 5,405	\$ 41,911	\$160,045	0	5405
14.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 37,510	\$ 4,401	\$ 41,911	\$122,535	0	4401
15	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 38,541	\$ 3,370	\$ 41,911	\$83,994	0	3370
15.5	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$ 30,691	\$ 2,310	\$ 33,001	\$53,303	0	2310
16	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$ 31,535	\$ 1,466	\$ 33,001	\$21,768	0	1466
16.5	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$ 11,776	\$ 599	\$ 12,375	\$ 9,992	0	599
17	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$ 12,100	\$ 275	\$ 12,375	\$ 0	0	275
					\$1,270,016	\$12,690	\$1,257,326	\$828,650	\$428,676	\$1,257,326		\$26,542	

(F9 = calculate)

Original Loan Amount
Capitalized Interest
Loan Balance Remaining

\$800,000
\$26,542
\$ 0

ASSUMPTIONS:

- 1. Loan Amount: \$800,000
- 2. Interest Rate: 5.50%
- 3. Est. Final Value: \$4,800,000 *

* The above figures are estimates based upon the above assumptions and notes in Exhibit "F", and are subject to change.

EXHIBIT "F"

Cost-Benefit Analysis (Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for each phase of the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan.

Notes:

- 1. The assessed value of the Project Site January 1, 2019, was \$48,500.*
- 2. The Project Site will be re-platted into 20 lots. It is anticipated that the approximate base value for each lot prior to re-platting will be \$2,425, and the approximate base value for each lot subsequent to re-platting will be \$20,000. Accordingly, the base value for each lot during Phase One is anticipated to be \$2,425, and \$20,000 per lot for subsequent phases.*
- 3. The projected TIF Revenues are based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires extensive public infrastructure installation. The Project Site will require additional public roadways, as there is currently not access to serve the Project Site. The Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff, including construction of a detention pond. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. It is the intent of this Redevelopment Plan that such infrastructure and site preparation be paid for by the Redeveloper with such cost to be reimbursed by TIF. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

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

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The Redevelopment Project and new residences therein will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that any employers will be located within the Project Site. However, the Redevelopment Project is anticipated to provide needed additional housing for employees of businesses in the area. The construction of approximately 20 additional housing units should generate a new pool of employees for employers of such businesses. TIF will allow these houses to be priced within the “missing middle” housing price range. Accordingly, the Redevelopment Project is not anticipated to have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Redevelopment Project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Redevelopment Project should have a material positive impact on private sector businesses and citizens outside the boundaries of the Project Site. The Redevelopment Project will involve installation of public utilities, and the use of TIF should defray the costs of these and other public improvements that would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Redevelopment Project will provide much needed housing in the community, which will benefit employers, employees, and the City in general. Further, the housing units constructed as part of the project should increase the need for services and products from existing businesses, such as household products and general consumer services. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

5. Impacts on student populations of school districts within the City:

The increase of population density within the Project Site will naturally result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF indebtedness. The school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district. As such, Redeveloper and the Agency do not anticipate a negative impact on school districts located within the boundaries of the area of the Redevelopment Project.

6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the

consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

NOTICE IS HEREBY GIVEN that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, April 13, 2020, at 7 P.M., to consider and possibly take action on a redevelopment plan entitled: "Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment Area (the Frontier Park Redevelopment Project)," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within the blighted and substandard Armory Neighborhood Area (a/k/a Redevelopment Area 9), located east of East 14th Avenue between Armory Drive and Minden Drive, in Columbus, Nebraska. The project set forth in the redevelopment plan is located to the northeast of the intersection of Armory Drive and East 14th Avenue.

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

A map of the redevelopment area, a map of the project site, and the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk at 2424 14th Street, Columbus, Nebraska 68602, telephone number 402-562-4224.

At said time and place, all interested parties may be heard.

Dated this 26 day of March 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 03:26:20, 04:02:20
Two Affidavits of Publication



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: April 9, 2020

TO: Planning Commission

FROM: Tara Vasicek, City Administrator 

RE: Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment area, a portion of the Redevelopment Area 9. Frontier Park Redevelopment Project for Housing.

RECOMMENDATION:

Approval of the Amendment to the redevelopment plan for the Armory Neighborhood Redevelopment Area.

DISCUSSION:

The developer, City staff and legal counsel have ensured that the plan meets the proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the 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. Under the Plan adequate provision is made for traffic, vehicular parking, and 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 populations. The provision of adequate transportation, water, sewage 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 elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

The Plan contains a statement of the proposed method and cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Plan; that there are no estimated proceeds or revenue expected to be obtained by the City from disposal of property to Redeveloper; that the Plan sets forth the proposed method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the Redeveloper for the redevelopment area, as designated in the Plan which method of financing is the issuance by the City of its tax increment revenue bonds to provide funds to pay for the costs of certain public improvements directly or of public or private improvements by grant assistance and that there are no families currently living within the redevelopment area, as set forth in the Plan, which are currently expected to be displaced from such area.

It has also been determined that the cost-benefit analysis prepared in conjunction with the Plan and attached thereto sets forth the factors required under section 18-2113 of the Nebraska Revised Statutes and supports the City's adoption and approval of the Plan.



**AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE ARMORY NEIGHBORHOOD REDEVELOPMENT AREA
(THE FRONTIER PARK REDEVELOPMENT PROJECT)**

PREPARED MARCH, 2020

**BY THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF COLUMBUS, NEBRASKA**

A. Introduction

This Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment Area (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Columbus, Nebraska (“City”). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act").

On September 4, 2018, via Resolution No. R18-116, the Council adopted and approved a redevelopment plan (the “General Plan”) for the blighted and substandard community redevelopment area referred to as the Armory Neighborhood Area, a/k/a “Area 9” (referred to herein as the “Redevelopment Area”). The General Plan provides, inter alia, that “the City anticipates that it will amend [the General Plan] to set forth additional redevelopment projects [within the Redevelopment Area] in the future.”

This Redevelopment Plan submits the phased implementation of a redevelopment project in the Redevelopment Area to optimize the tax increment financing ("TIF") resources available for site acquisition, construction of eligible public improvements, and to remove existing and avoid future blighted and substandard conditions. This Redevelopment Plan contemplates the phased construction of approximately 63 single-family homes within the Redevelopment Area (such public and private improvements required therefrom are collectively referred to herein as the "Redevelopment Project").

B. Redevelopment Area; Project Site; Existing Conditions

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries of the Redevelopment Area. The Redevelopment Area is identical to "Redevelopment Area 9," which the Council previously declared blighted and substandard and in need of redevelopment. The Redevelopment Area is located east of East 14th Avenue between Armory Drive and Minden Drive in the City. Exhibit "A-1", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the northeast of the intersection of Armory Drive and East 14th Avenue. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

C. Conformance with the Comprehensive Plan

It is essential to the City's comprehensive plan for development (the "Comprehensive Plan") that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. The Comprehensive Plan recommends "contiguous growth of residential land use" throughout the neighborhood encompassing the Redevelopment Area.

Additionally, the "Envision Columbus 2040" comprehensive plan states that the City's "inadequate housing supply remains one of the City's greatest challenges." The "2017 City of Columbus Housing Study" noted the need for additional housing. The study included the following conclusions, among many other findings:

- The City must produce additional housing options across all price-points to enable movement in the market.
- Respondents indicated their strong desire for a variety of smaller housing options including small and mid-size single-family homes, townhomes, duplexes, apartments, and independent senior living opportunities.
- Many respondents expressed the desire for more quality housing units and for better property maintenance overall.

Redeveloper intends to develop the Project Site for the purpose of constructing single-family residences. The City's Comprehensive Plan and other plans for development and expansion of the City contemplate the need for housing. This Redevelopment Plan and the Redevelopment Project described herein further those goals and comply with the City's Comprehensive Plan for land use and development.

Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's Comprehensive Plan. The map sets forth an R-R (Rural Residential) designation for future use of the Redevelopment Area. The Redevelopment Project will require a zoning change to single-family residential, and such change shall supersede and control with respect to future use.

D. Redevelopment Project Overview

Redeveloper is the fee simple owner of the Project Site. The Project Site is located to the northeast of the intersection of Armory Drive and East 14th Avenue on a vacant parcel of land. The Redevelopment Project will consist of constructing approximately 63 single-family homes over the course of multiple phases/years, as described in further detail below. The typical house area, excluding basement, is 1,200 square feet to 1,450 square feet with 2-car garage. No

public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

The Redevelopment Project will require infrastructure improvements and other public and private improvements which are not financially feasible to undertake at one time. Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available for public improvements, which will be necessary for the Redevelopment Project to succeed. Further, implementation of the Redevelopment Project in multiple phases will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. The Community Development Agency for the City (the "Agency") and Redeveloper anticipate that Redeveloper will construct the Redevelopment Project in four phases consisting of the following private improvements:

"Phase One": Construction of approximately 24 single-family homes.

"Phase Two": Construction of approximately 13 single-family homes.

"Phase Three": Construction of approximately 12 single-family homes.

"Phase Four": Construction of approximately 14 single-family homes.

Each phase may be further divided into sub-phases based upon the rate of construction, such that the "effective date" (as provided under section 18-2147 of the Act) for purposes of TIF will be determined on a lot by lot basis in order to maximize the TIF proceeds available to help finance the public improvements. While the market will determine the actual completion schedule for each phase, Redeveloper anticipates that the buildout of Phase One will take approximately 30 months, and each subsequent phase will take approximately 18 months. However, the Redevelopment Project requires flexibility and may have more or less sub-phases over the course of additional years.

Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for all phases of the Redevelopment Project. Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plat the Project Site in the manner shown thereon.

E. Existing Conditions

1. Existing Land Use

The Project Site consists of vacant, undeveloped land.

2. Existing Zoning

The Project Site is currently zoned as R-R (Rural Residential).

3. Existing Public Improvements

Public access to the Project Site is currently non-existent. The Project Site is without paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project will require significant infrastructure improvements and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

The Project Site will require additional public roadways, as there is currently not access to serve portions of the Project Site. As shown on the Exhibit "C" site plan, the development includes the construction of a through-street connecting to both Armory Drive and East 14th Avenue. Redeveloper will also construct sidewalks per the City's requirements. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect housing units. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project

Site. The anticipated public improvements (and costs related to the public improvements) for each of the four phases are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently sits undeveloped and vacant. The Redevelopment Project will increase population density in the area. However, the City desires an increase in population density in the area to provide additional housing in the City. Redeveloper will properly plat the Redevelopment Project to accommodate the increase in population density and construct adequate public infrastructure improvements to accommodate any increase in population density anticipated as part of the Redevelopment Project. The Redevelopment Project will comply with the City's applicable density requirements.

g. Land Coverage

Land coverage for the Project Site includes approximately 17.66 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately 63 single-family homes, with the footprint shown on the site plan set forth in Exhibit "C". The Redevelopment Project will comply with all applicable land coverage ratios required by the City.

h. Parking

Each dwelling unit will include an attached two-car garage. No parking requirements apply to the Redevelopment Project.

g. Zoning, Building Code and Ordinance

The Project Site is currently zoned as R-R (Rural Residential). The Redevelopment Project requires a change of zoning for the Project Site from R-R to R-1 (Single-Family

Residential. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Redevelopment Project.

3. Private Improvements

Private improvements for the Redevelopment Project Area consist of the construction of approximately 63 single-family homes over the course of four phases (and sub-phases thereof). Redeveloper or other builders taking reconveyance from Redeveloper will construct the private improvements. Paragraph D of this Redevelopment Plan details the anticipated phasing of the private improvements.

G. Project Costs

The total estimated costs of the Redevelopment Project are \$17,269,408 (for all four phases). The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2020 pricing, and are subject to change without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper is unable to undertake the construction in Phase One of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. According to Redeveloper, it could not complete the initial public improvements for Phase One but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial public improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Indebtedness (defined below) generated from each phase of the Redevelopment Project toward the payment of the eligible expenses of the entire Redevelopment Project, if necessary, provided there is no duplication of expenses.

The Redevelopment Project's construction schedule will depend on the rate that the residential dwelling units are sold, but based upon the current housing market and the need for housing in the City, Redeveloper anticipates that Phase One will be completed in approximately 30 months, and the subsequent phases will be completed in approximately 18 months; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over a number of additional years. Redeveloper intends to commence the subsequent phase of the Redevelopment Project as soon as the then-current phase is completed. Redeveloper anticipates the following construction schedule:

Phase One:

Construction start date: Upon TIF approval

Construction completion date: October 1, 2022

Phase Two:

Construction start date: March 1, 2023

Construction completion date: October 1, 2024

Phase Three:

Construction start date: March 1, 2025

Construction completion date: October 1, 2026

Phase Three:

Construction start date: March 1, 2027

Construction completion date: October 1, 2028

The anticipated start dates and completion dates for the three phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. Additional phases or sub-phases spanning a number of years beyond the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors. Further, based upon the specific circumstances surrounding the Covid-19 pandemic ongoing at the time of this Redevelopment Plan, and the uncertainty stemming therefrom related to future market conditions and Redeveloper's ability to conduct normal day-to-day business, the construction start date for Phase One may be delayed until the 2022 calendar year in Redeveloper's sole and absolute discretion. Such delay would cause a commensurate delay in the subsequent phases, and such occurrence is specifically acknowledged and permitted in this Redevelopment Plan.

Upon the completion of each phase or sub-phase thereof, Redeveloper will submit to the Agency an amendment to the "redevelopment contract" (as defined in the Act) on a form prescribed by the Agency. Each amendment to the redevelopment contract shall set forth the "effective date" (as defined in the Act) for the pertinent phase or sub-phase and must be submitted to the Agency on or before June 30 of the year in which taxes are to be divided for such phase or sub-phase.

I. Financing

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied

upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces 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 are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase or sub-phase thereof will be determined in the manner that will be set forth in the redevelopment contract, or amendment thereof, and/or the resolution(s) authorizing the TIF Indebtedness. The Agency and Redeveloper anticipate that the effective dates will be different for each of the phases, and/or sub-phases thereof; and therefore the increment period for each phase or sub-phase thereof will be different. The Agency and Redeveloper anticipate the issuance of one TIF bond or note for each phase of the Redevelopment Project (i.e., four bonds or notes, total); provided that the Agency, in its discretion and upon the reasonable request of Redeveloper, may issue more or less TIF bonds or notes based upon the rate of construction.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from improvements constructed/installed after the commencement of the first portion of each phase or sub-phase thereof shall only be divided and allocated over the applicable 15-year increment period (per phase or sub-phase thereof) or payment of the TIF Indebtedness, whichever occurs first.

1. Necessity of TIF

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF. In support thereof, Redeveloper represented and warranted as follows in its application to the City for TIF:

The Redevelopment Project as designed is not economically feasible without the use of TIF. The single-family lots are designed in anticipation of smaller single-family units with 2-car garages. Developments are generally tailored to the location of the property in conjunction with a target market that will find the location agreeable with their expectations. The Redeveloper's analysis of this location is that the market would respond best to homes priced on the moderate end of the new-construction spectrum, or approximately \$275,000. At a sale price of \$275,000, Redeveloper's return on investment would be slightly above 0% in relation to the \$17,269,408 total cost of the Redevelopment Project. Accordingly, without TIF, the cost of development plus house construction would far exceed the marketable price points for the properties. Thus, the Redevelopment Project as designed is not economically feasible and will not be constructed but for TIF.

Additionally, due to the significant public improvement costs, Redeveloper would not construct the Redevelopment Project without the use of TIF for all phases of the Redevelopment Project. Construction of Phase One is not feasible without the intent to complete all the phases, and the subsequent phases are not feasible without the use of TIF. Thus, the entire Redevelopment Project must be approved for TIF in order for any individual phase of the Redevelopment Project to proceed.

In accordance with the above representations of Redeveloper, the Redevelopment Project is not economically viable without the assistance of TIF and Redeveloper would not construct the Redevelopment Project without TIF.

2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of four TIF bonds or notes (the "TIF Indebtedness") in the following principal amounts:

Phase One:	\$995,069
Phase Two:	\$551,317
Phase Three:	\$514,424
Phase Four:	\$568,546

It is anticipated that the TIF Indebtedness will carry an interest rate of 8.0%. Notwithstanding the foregoing, given the extensive period of construction and the unknowns associated with market demand inherent thereto, this Redevelopment Plan contemplates that the number of bonds or notes, and principal amounts and interest rates associated thereto, may be increased or lowered. Notwithstanding the foregoing, the aggregate principal amount shall not exceed the total TIF-eligible costs incurred by Redeveloper, and the aggregate future value of all TIF Indebtedness shall not exceed \$4,516,938, in accordance with the amortization table provided in Exhibit "E". The final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract or bond resolution.

The total estimated cost of the Redevelopment Project is \$17,269,408 (for all four phases). Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors, and may be revised in the redevelopment contract for Phase Two and Phase Three.

J. Cost-Benefit Analysis

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

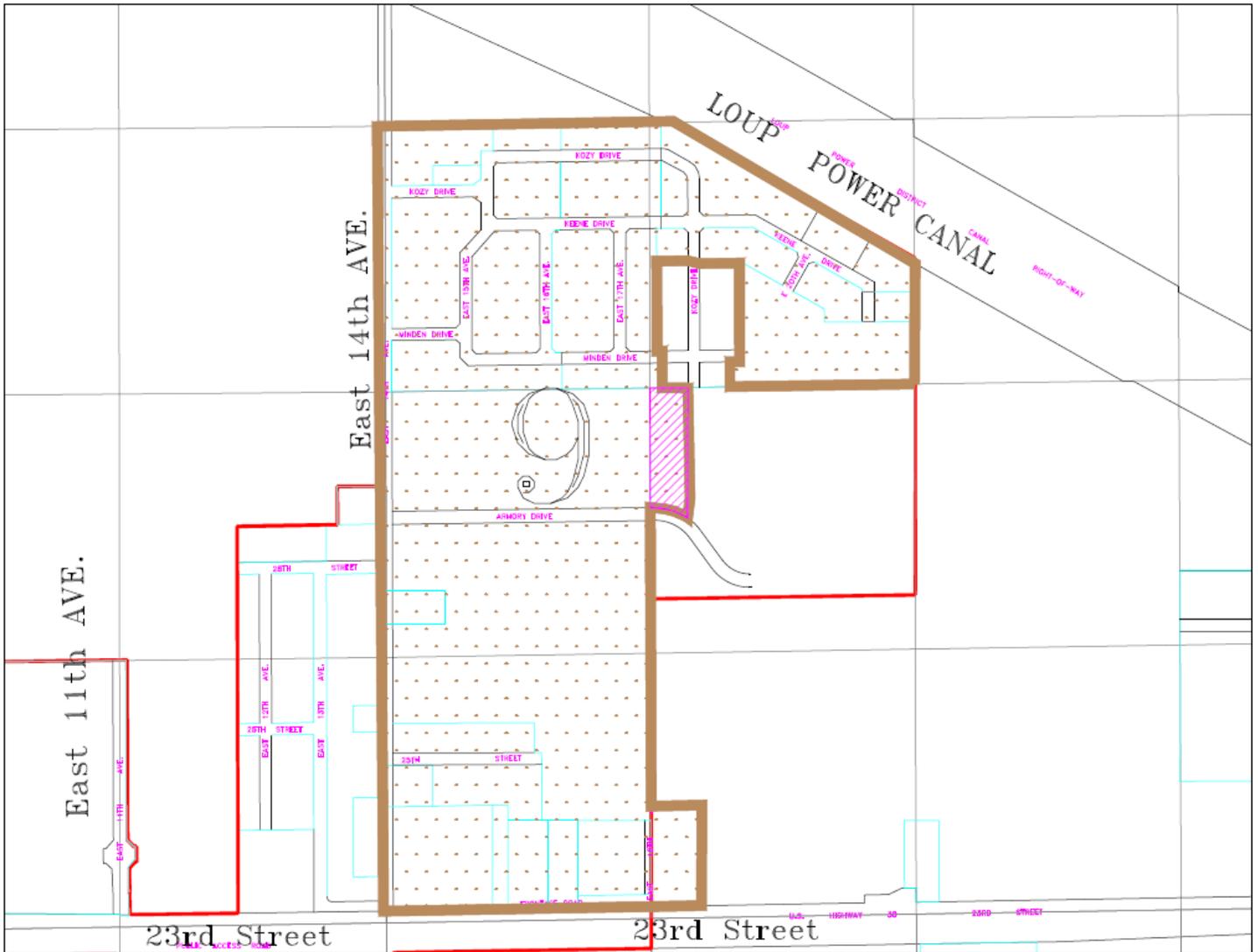
Exhibits:

- Exhibit A: Redevelopment Area
- Exhibit A-1: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

EXHIBIT "A"

Project Site and Existing Land Use

Depiction of Redevelopment Area (outlined in brown):



Existing Conditions of Redevelopment Area and Surrounding Area:



Exhibit "A"

EXHIBIT "A-1"

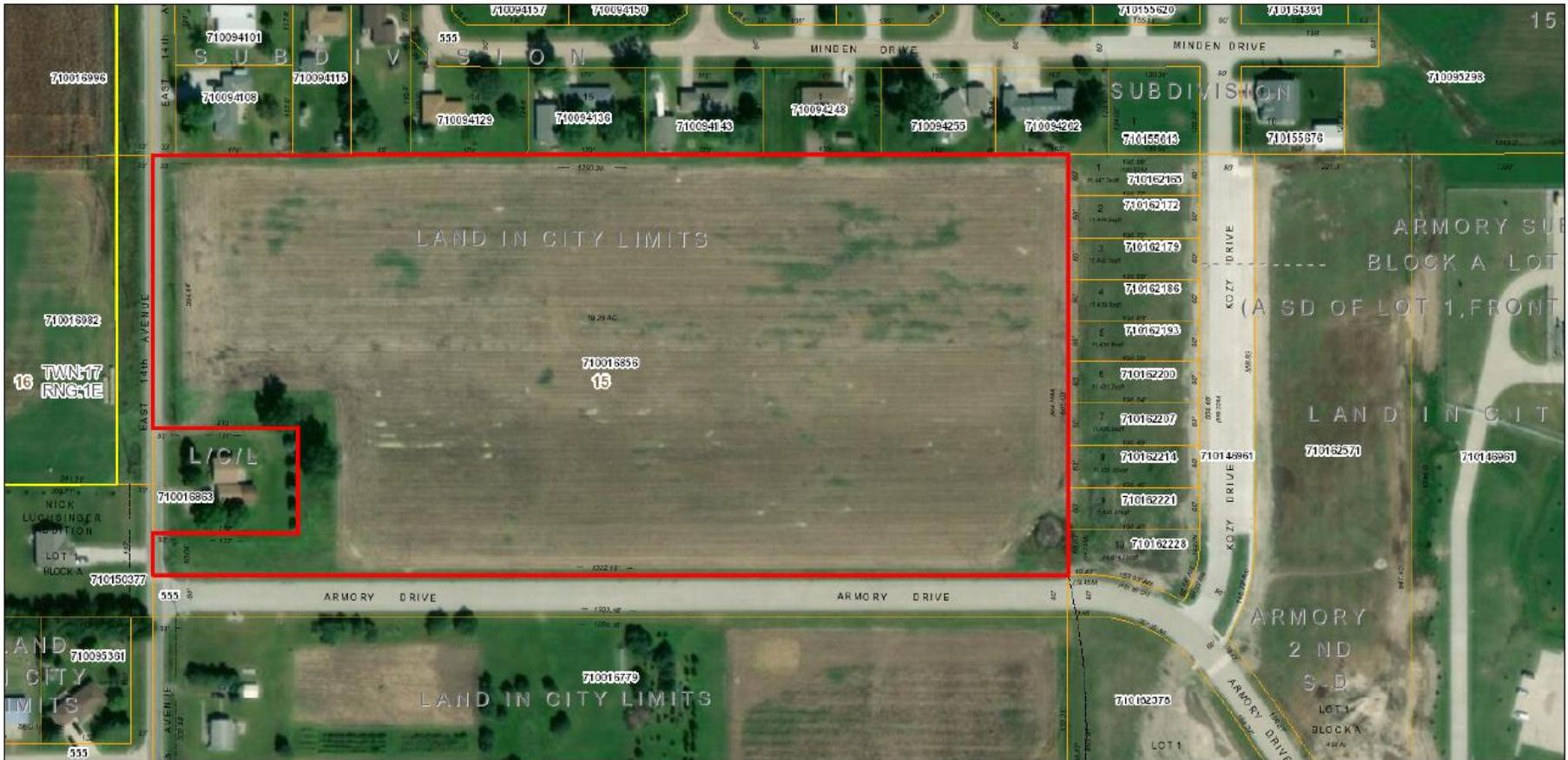
Project Site and Existing Land Use

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE SIXTH P.M., PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N88°02'45"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 32.83 FEET TO THE SOUTHWEST CORNER OF JOHANNES 1ST SUBDIVISION, AS PLATTED IN THE CITY OF COLUMBUS; THENCE CONTINUING N88°02'45"E ON SAID NORTH LINE AND ON THE SOUTH LINE OF LOTS 12 AND 13 OF SAID JOHANNES 1ST SUBDIVISION, A DISTANCE OF 341.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE N88°05'39"E CONTINUING ON SAID NORTH LINE AND ON THE SOUTH LINE OF LOTS 14 THROUGH 16 INCLUSIVE, OF SAID JOHANNES 1ST SUBDIVISION, A DISTANCE OF 509.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE N87°59'52"E CONTINUING ON SAID NORTH LINE AND ON THE SOUTH LINE OF LOTS 1 THROUGH 3 INCLUSIVE OF JOHANNES 2ND SUBDIVISION, AS PLATTED IN THE CITY OF COLUMBUS, A DISTANCE OF 439.59 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°49'41"E ON THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 606.36 FEET TO THE NORTH RIGHT OF WAY LINE OF ARMORY DRIVE AS DESCRIBED IN DEED BOOK 222, PAGE 1182 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PLATTE COUNTY, NEBRASKA; THENCE S88°07'05"W ON SAID NORTH RIGHT OF WAY LINE, PARALLEL WITH AND 60.00 FEET DISTANT FROM THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1322.20 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N01°55'07"W ON SAID WEST LINE, A DISTANCE OF 60.03 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 207, PAGE 992 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PLATTE COUNTY, NEBRASKA; THENCE N89°03'59"E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 210.06 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°55'12"W ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 149.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°04'09"W ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 210.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N01°55'07"W ON SAID WEST LINE, A DISTANCE OF 394.76 FEET TO THE POINT OF BEGINNING, CONTAINING 17.66 ACRES, MORE OR LESS.

* Subsequent to the approval of this Redevelopment Plan, the Redeveloper intends to re-plat the Project Site as shown on Exhibit "C". Subsequent to said re-plat, the above legal description shall be replaced with the legal description provided in the re-plat of the Project Site approved by the City.

Depiction and Current Condition (outlined in red):

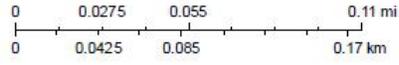


March 23, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,257

- Lot Lines
- Columbus City Limits
- Parcels
- Townships
- Sections



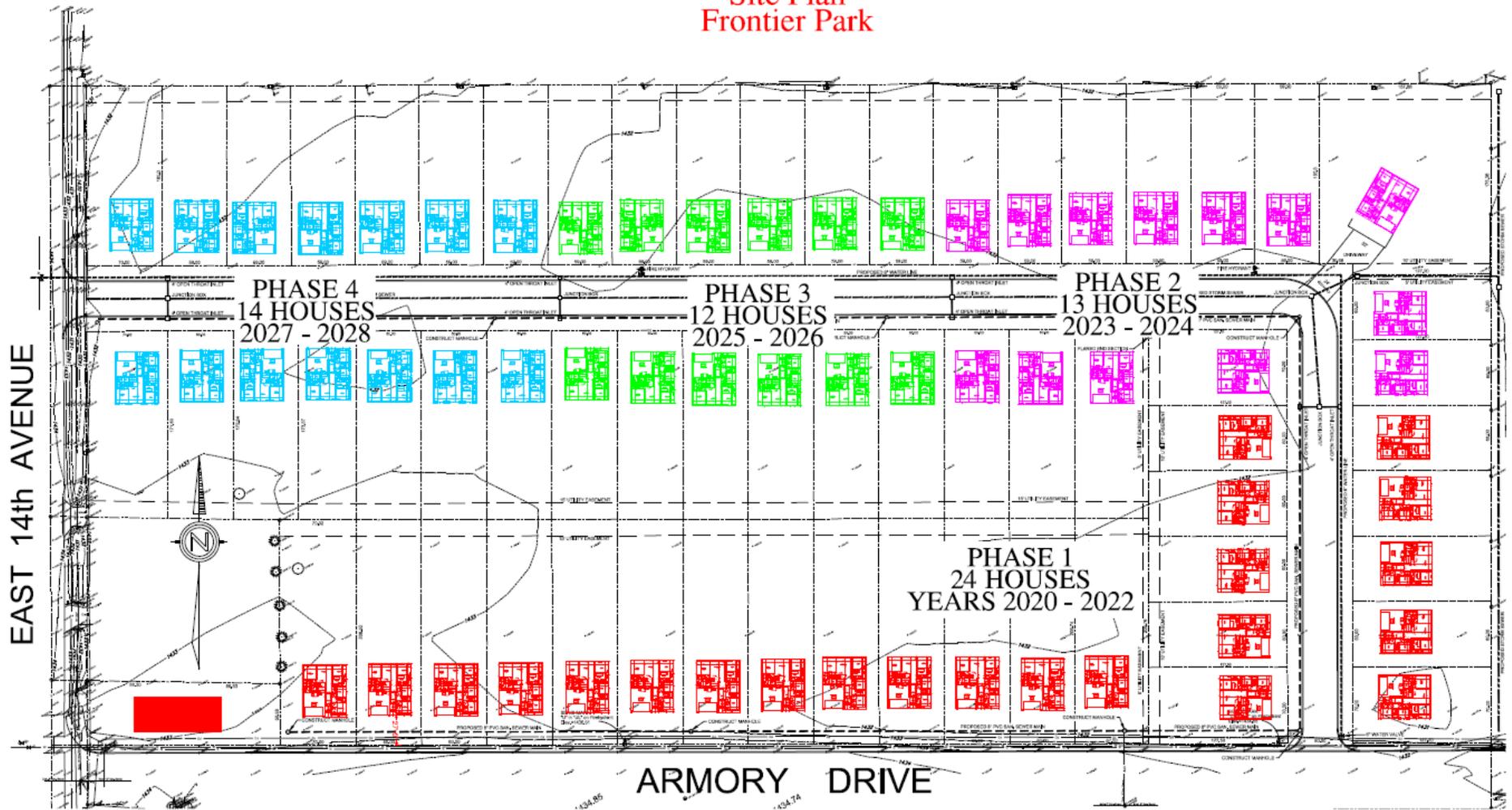
Platte County
gWorks.

Exhibit "A-1"

EXHIBIT "C"

Site Plan and Future Land Use

**Site Plan
Frontier Park**



* The above is a preliminary site plan and is subject to change.

Exhibit "C"

EXHIBIT "D"

Estimate of Construction Costs

PHASE 1:

Project Costs Estimate_Frontier Park Phase 1	
Land acquisition	\$220,500
Sewer	\$83,430
Water	\$46,580
Dewatering	\$20,000
Grading / Fill	\$160,000
Paving	\$56,199
Testing	\$5,000
Storm Sewer	\$151,491
SWPP Plan	\$5,000
Seeding	\$3,150
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contribution	\$31,500
Electrical Infrastructure	\$48,000
Sidewalks	\$12,180
Paving Assessment East 14th Ave	\$15,000
Contingencies	\$90,303
Engineering / surveying / platting	\$35,000
Legal fees	\$5,000
City Legal Fees	\$15,000
Building Costs	\$5,520,000
TOTAL PHASE 1	\$6,533,333

PHASE 2:

Project Costs Estimate_Frontier Park Phase 2	
Land acquisition	\$136,500
Sewer	\$35,870
Water	\$34,235
Dewatering	\$20,000
Grading / Fill	\$83,000
Paving	\$71,593
Testing	\$5,000
Storm Sewer	\$67,490
SWPP Plan	\$5,000
Seeding	\$1,950
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contriubtion	\$19,500
Electrical Infrastructure	\$26,000
Sidewalks	\$5,400
Paving Assessment East 14th Ave	\$0
Contingencies	\$57,154
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City Legal Fees	\$5,000
Building Costs	\$2,990,000
TOTAL PHASE 2	\$3,598,692

PHASE 3:

Project Costs Estimate_Frontier Park Phase 3	
Land acquisition	\$112,000
Sewer	\$35,870
Water	\$34,235
Dewatering	\$20,000
Grading / Fill	\$83,000
Paving	\$71,593
Testing	\$5,000
Storm Sewer	\$67,490
SWPP Plan	\$5,000
Seeding	\$1,600
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contritubtion	\$19,500
Electrical Infrastructure	\$24,000
Sidewalks	\$4,200
Paving Assessment East 14th Ave	\$0
Contingencies	\$54,394
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City Legal Fees	\$5,000
Building Costs	\$2,760,000
TOTAL PHASE 3	\$3,337,837

PHASE 4:

Project Costs Estimate_Frontier Park Phase 4	
Land acquisition	\$140,000
Sewer	\$29,400
Water	\$32,320
Dewatering	\$30,000
Grading / Fill	\$59,000
Paving	\$69,634
Testing	\$5,000
Storm Sewer	\$33,108
SWPP Plan	\$5,000
Seeding	\$2,000
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contribution	\$20,000
Electrical Infrastructure	\$28,000
Sidewalks	\$5,580
Paving Assessment East 14th Ave	\$26,000
Contingencies	\$54,204
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City Legal Fees	\$5,000
Building Costs	\$3,220,000
TOTAL PHASE 4	\$3,799,546

COST TOTALS FOR ALL PHASES:

Phase One:	\$6,533,333
Phase Two:	\$3,598,692
Phase Three:	\$3,337,837
Phase Four:	\$3,799,546
Total:	\$17,269,408

* The above estimates are preliminary estimates and subject to change.

** For the project costs that will not be incurred immediately but will occur during subsequent phases, the numbers set forth above are estimated values based on 2020 pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of the work on later phases.

EXHIBIT "E"

Sources and Uses of TIF

PHASE 1 USES:

Eligible Expenses_Frontier Park Phase 1	
Land acquisition	\$220,500
Sewer	\$83,430
Water	\$46,580
Dewatering	\$20,000
Grading / Fill	\$160,000
Paving	\$56,199
Testing	\$5,000
Storm Sewer	\$151,491
SWPP Plan	\$5,000
Seeding	\$3,150
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contribution	\$31,500
Electrical Infrastructure	\$48,000
Sidewalks	\$12,180
Paving Assessment East 14th Ave	\$15,000
contingencies	\$90,303
Engineering / surveying / platting	\$35,000
Legal fees	\$5,000
City Legal Fees	\$15,000
TOTAL:	\$1,013,333

PHASE 2 USES:

Eligible Expenses_Frontier Park Phase 2	
Land acquisition	\$136,500
Sewer	\$35,870
Water	\$34,235
Dewatering	\$20,000
Grading / Fill	\$83,000
Paving	\$71,593
Testing	\$5,000
Storm Sewer	\$67,490
SWPP Plan	\$5,000
Seeding	\$1,950
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Contribution	\$19,500
Electrical Infrastructure	\$26,000
Sidewalks	\$5,400
Paving Assessment East 14th Ave	\$0
contingencies	\$57,154
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City legal fees	\$5,000
TOTAL:	\$608,692

PHASE 3 USES:

Eligible Expenses_Frontier Park Phase 3	
Land acquisition	\$112,000
Sewer	\$35,870
Water	\$34,235
Dewatering	\$20,000
Grading / Fill	\$83,000
Paving	\$71,593
Testing	\$5,000
Storm Sewer	\$67,490
SWPP Plan	\$5,000
Seeding	\$1,600
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Conritubtion	\$19,500
Electrical Infrastructure	\$24,000
Sidewalks	\$4,200
Paving Assessment East 14th Ave	\$0
contingencies	\$54,349
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City Legal Fees	\$5,000
TOTAL:	\$577,837

PHASE 4 USES:

Eligible Expenses_Frontier Park Phase 4	
Land acquisition	\$140,000
Sewer	\$29,400
Water	\$32,320
Dewatering	\$20,000
Grading / Fill	\$59,000
Paving	\$69,634
Testing	\$5,000
Storm Sewer	\$33,108
SWPP Plan	\$5,000
Seeding	\$2,000
Erosion Control (silt fence, inlets protection)	\$5,000
SWPP Maintenance	\$5,000
Regional Stormwater Conritubtion	\$20,000
Electrical Infrastructure	\$28,000
Sidewalks	\$5,580
Paving Assessment East 14th Ave	\$26,000
contingencies	\$54,204
Engineering / surveying / platting	\$20,000
Legal fees	\$5,000
City Legal Fees	\$5,000
TOTAL:	\$569,246

* The above "Sources" are preliminary estimates based on 2020 pricing and are subject to change.

Exhibit "E"

SOURCES:

General Assumptions:

Base Value: \$4,055 (per lot) un-platted; \$30,000 (per lot) platted
Number of units: 63
Final Value: \$275,000 (per lot)
Tax Levy (2019): 1.893994
TIF Indebtedness: Phase One: \$995,069; Phase Two: \$551,317; Phase Three: \$514,424; Phase Four: \$568,546
Interest Rate: 8.00%

Amortization:

Phase	1	2	3	4
Number of Sub-Phases	3	2	2	2
Effective Date(s)	SP1: 2021 SP2: 2022 SP3: 2023	SP1: 2024 SP2: 2025	SP1: 2026 SP2: 2027	SP1: 2028 SP2: 2029
# of Units (Single Family)	24	13	12	14
TIF Period	15 (per sub-phase)	15 (per sub-phase)	15 (per sub-phase)	15 (per sub-phase)
Base Value (all sub-phases)	\$201,100	\$130,550	\$100,550	\$160,550
Completed Value (all sub-phases)	\$6,600,000	\$3,575,000	\$3,300,000	\$3,850,000
Total Taxes per year (all sub-phases)	\$125,003	\$67,710	\$62,501	\$72,918
Tax Increment per year (all sub-phases)	\$121,194	\$65,238	\$60,598	\$69,878
Less 1% fee	\$119,822	\$64,568	\$59,992	\$69,180
Total Increment over TIF Period (all sub-phases)	\$1,797,330	\$968,790	\$899,880	\$1,037,700
Phase Years	SP1: 1 to 15 SP2: 2 to 16 SP3: 3 to 17	SP1: 4 to 18 SP2: 5 to 19	SP1: 6 to 20 SP2: 7 to 21	SP1: 8 to 22 SP2: 9 to 23
TIF Indebtedness	\$995,069	\$551,317	\$514,424	\$568,546
Future Value of TIF Indebtedness at 8%	\$1,679,748	\$968,790	\$899,880	\$968,520

* The above figures are estimates based upon the above assumptions and notes in Exhibit "F", and are subject to change.

EXHIBIT "F"

**Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for each phase and sub-phase of the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan.

Notes:

- 1. The assessed value of the Project Site January 1, 2019 was \$255,450.*
- 2. The Project Site will be re-platted into 63 lots. The Project Site will be re-platted on a phase-by-phase basis. It is anticipated that the base value for each lot prior to re-platting will be approximately \$4,055, and the base value for each lot subsequent to re-platting will be approximately \$30,000. Accordingly, the base value for each lot during the first sub-phase of each phase is anticipated to be \$4,055, and \$30,000 per lot for subsequent sub-phases; provided that Redeveloper intends to re-plat the Phase 1 area in two parts, so it is anticipated that each lot associated with the second sub-phase of Phase 2 will have a base value of \$4,055.*
- 3. As represented by the base value in the amortization table in Exhibit "E", Redeveloper anticipates the following base values:*

Phase 1

- Sub-Phase 1: 13 lots \$4,055 base value each*
- Sub-Phase 2: 7 lots \$4,055 base value each*
- Sub-Phase 3: 4 lots \$30,000 base value each*

Phase 2

Sub-Phase 1: 10 lots \$4,055 base value each

Sub-Phase 2: 3 lots \$30,000 base value each

Phase 3

Sub-Phase 1: 10 lots \$4,055 base value each

Sub-Phase 2: 2 lots \$30,000 base value each

Phase 4

Sub-Phase 1: 10 lots \$4,055 base value each

Sub-Phase 2: 4 lots \$30,000 base value each

4. *The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires extensive public infrastructure installation. The Project Site will require additional public roadways, as there is currently not access to serve the Project Site. The Redevelopment Project will include a through-street providing access to the Project Site from Armory Road and East 14th Avenue, and such costs are not included as part of the Redevelopment Project. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. It is the intent of this Redevelopment Plan that such infrastructure and site preparation be paid for by the Redeveloper with such cost to be reimbursed by TIF. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

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

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment

Project should generate immediate tax growth for the City. The Redevelopment Project and new residences therein will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that any employers will be located within the Project Site. However, the Redevelopment Project is anticipated to provide needed additional housing for employees of businesses in the area. The construction of approximately 63 additional housing units should generate a new pool of employees for employers of such businesses. TIF will allow these houses to be priced within the “missing middle” housing price range. Accordingly, the Redevelopment Project is not anticipated to have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Redevelopment Project should have a material positive impact on private sector businesses and citizens outside the boundaries of the Project Site. The Redevelopment Project will involve installation of public utilities, and the use of TIF should defray the costs of these and other public improvements that would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Redevelopment Project will provide much needed housing in the community, which will benefit employers, employees, and the City in general. Further, the housing units constructed as part of the project should increase the need for services and products from existing businesses, such as household products and general consumer services. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

5. Impacts on student populations of school districts within the City:

The increase of population density within the Project Site will naturally result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF indebtedness. The school district has received state aid to education in the past. Part of the

school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district. As such, Redeveloper and the Agency do not anticipate a negative impact on school districts located within the boundaries of the area of the Redevelopment Project.

6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT March 2020

	Current Month 2020			Current Month 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	0	0.00	0.00	0	0.00	0.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	1	13,000.00	100.00	0	0.00	0.00
New	1	42,000.00	260.00	2	10,000.00	100.00
Repairs/Remodel	1	30,657.00	203.28	1	35,000.00	225.00
Residence						
Addition	4	92,000.00	500.52	3	81,709.60	319.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	2	7,835.00	72.18	0	0.00	0.00
Fence	12	30,170.00	334.00	2	5,250.00	50.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
* New Residence	8	2,231,172.00	6,668.59	15	3,213,324.00	10,590.02
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	1	43,890.00	237.12	2	29,000.00	165.00
Duplex/Townhouse (New)	9	2,289,436.68	7,165.23	2	387,780.00	1,326.34
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition / Remodel / Repair	1	4,000.00	35.00	0	0.00	0.00
New	2	44,500.00	311.30	0	0.00	0.00
Public Owned Repair						
	0	0.00	0.00	1	898,500.00	0.00
SPECIAL PERMITS						
Demolition	1	4,000.00	25.00	3	14,500.00	75.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	0	0.00	0.00	1	5,000.00	25.00
Plumbing	24	379,800.00	2,120.00	24	162,000.00	786.00
Signs	3	151,000.00	90.00	1	64,000.00	30.00
MONTH TOTAL	70	5,363,460.68	18,122.22	57	4,906,063.60	13,691.36

	Year to Date 2020			Year to Date 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	48,000.00	290.00	2	9,448,700.00	1802.50
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	1	5,295.00	25.00	0	0.00	0.00
Miscellaneous (Other)	2	38,000.00	275.00	0	0.00	0.00
New	1	42,000.00	260.00	4	6,260,000.00	12981.25
Repairs/Remodel	6	446,498.00	2,108.75	4	1,416,000.00	3914.37
Residence (*See "New" Residences Below)						
Addition	6	110,000.00	643.52	4	106,709.60	473.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	2	7,835.00	72.18	2	10,500.00	90.00
Fence	18	60,877.00	484.00	5	10,381.00	125.00
Miscellaneous (Other)	1	2,000.00	25.00	0	0.00	0.00
* New Residence	12	3,501,259.00	10,408.79	17	3,639,034.00	11999.58
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	9	225,530.00	1,207.68	6	156,680.00	835.88
Duplex/Townhouse (New)	14	3,550,932.68	11,120.83	4	870,656.00	2861.65
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	1	4,000.00	35.00	0	0.00	0.00
New	2	44,500.00	311.30	0	0.00	0.00
Public Owned						
	0	0.00	0.00	3	9,096,500.00	2265.00
SPECIAL PERMITS						
Demolition	2	6,000.00	50.00	6	32,500.00	150.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	2	8,000.00	56.00	2	5,000.00	53.80
Plumbing	58	533,000.00	3,146.00	35	551,500.00	1235.00
Signs	28	206,310.00	840.00	12	100,000.00	305.00
YEAR TOTAL	166	8,840,036.68	31,359.05	106	31,704,160.60	39,092.03

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
MARCH 2020**

CURRENT MONTH 2020

CURRENT MONTH 2019

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	42
INSPECTIONS PERFORMED:	
FOOTINGS	13
FOUNDATION	3
FRAMING	40
MISCELLANEOUS	26
FINAL	23

BUILDING ACTIVITY:

NEW PERMITS ISSUED	28
INSPECTIONS PERFORMED:	
FOOTINGS	18
FOUNDATION	5
FRAMING	27
MISCELLANEOUS	20
FINAL	11

BUILDING ACTIVITY:

NEW PERMITS ISSUED	76
INSPECTIONS PERFORMED:	
FOOTINGS	22
FOUNDATION	7
FRAMING	142
MISCELLANEOUS	96
FINAL	77

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	24
INSPECTIONS PERFORMED:	
WATER AND SEWER	45
MISCELLANEOUS	9
ROUGH IN	57
FINAL	22

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	24
INSPECTIONS PERFORMED:	
WATER AND SEWER	5
MISCELLANEOUS	8
ROUGH IN	24
FINAL	13

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	58
INSPECTIONS PERFORMED:	
WATER AND SEWER	58
MISCELLANEOUS	31
ROUGH IN	165
FINAL	65

Respectfully Submitted,



Daniel Curtis
Community Development Director