

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 10th day of June, 2024 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was published in the Phonograph Herald a legal newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the May 13, 2024 minutes.
4. Public Hearing on the request by St. Paul Development Corporation to vacate the plat for Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated with the Middle Loup Subdivision plat.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny vacation of Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated with the Middle Loup Subdivision plat.
5. Public Hearing on the Final Plat of Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14, Range 10 West of the 6th P.M., Howard County, Nebraska.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Final Plat of Middle Loup River Subdivision
6. Public Hearing on the proposed zoning designations for lots within Middle Loup River Subdivision as identified on Sheet 2 of the Final Plat of Middle Loup River Subdivision.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny zoning designations for lots within Middle Loup River Subdivision as identified on Sheet 2 of the Final Plat of Middle Loup River Subdivision.
7. Public Hearing on the proposed Amendment to the Redevelopment Plan to allow Tax Increment Financing (TIF) for Lots 1-20, Middle Loup River Subdivision.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny the Resolution amending the Redevelopment Plan to allow Tax Increment Financing (TIF) for Lots 1-20 in Middle Loup River Subdivision.
8. Ratify Administrative Approval of Zoning Permits:
 - (a) 2024-18 Jason Leth - fence at 1315 Grant Street
 - (b) 2024-19 Rick & Suzy Peters - fence at 211 Grant Street

- (c) 2024-20 Heather Poss - fence at 419 8th Street
- (d) 2024-21 Casey Beck - deck at 1218 6th Street
- 9. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2024-__
- 10. Zoning Administrator Helzer Report
- 11. Public Comments
- 12. Chairman Solko announces the next Planning Commission meeting.
- 13. Adjournment

St. Paul Planning Commission
May 13, 2024
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of May, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Tyler Solko called the meeting to order at 12:02 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch. Commission members absent: None. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the April 22, 2024 meeting minutes. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Scheer, Solko, and Walch voted aye, nays none. Motion carried 5/0.

Commission member Walch moved to ratify the administrative approve the following zoning permits:

- (a) 2024-11 Mary Kay Donahoo – fence at 317 Bruce Street
- (b) 2024-12 Todd Padrnos – fence/dog kennel at 108 Howard Avenue
- (c) 2024-16 Don & Meg Yuteslar – fence at 716 Howard Avenue
- (d) 2024-17 Casey Kellogg – fence at 1308 8th Street

Commission member Becker seconded the motion. Commission members Jacobs, Scheer, Solko, Walch, and Becker voted aye, nays none. Motion carried 5/0.

Commission member Scheer moved to approve the following zoning permits:

- (a) 2024-13 Thomas Molczyk – fence and garden shed at 1508 Indian Street
- (b) 2024-14 St. Paul Grocery LLC – grocery store, sign, and fence at 1517 2nd Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 5/0.

Commission member Walch moved to approve the following zoning permits:

- (a) 2024-15 Evan Stelk/EMS Investments – shop at 401 Baxter Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 5/0.

The next Planning Commission meeting will be held on Monday, June 10, 2024 at 12:00 p.m. (noon).

The meeting was adjourned at 12:27 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary



P.O. Box 64 — St. Paul, NE 68873 — 308-754-2181

5/20/2024

City of St. Paul
704 6th Street
St. Paul, NE 68873

Re: Request to Vacate Middle Loup Subdivision

This letter is a formal request to vacate the plat of Middle Loup Subdivision located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4 of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, except for U.S. Highway 281 Right-of-Way as dedicated with Middle Loup Subdivision. Such plat was recorded on May 8, 2019 in Book 19, Page 1860 of the Howard County Records.

Upon vacation of the plat of Middle Loup Subdivision, we request approval of Middle Loup River Subdivision comprising of the same property, and to designate the zoning district for each lot thereon. If you have any questions, please contact Parker Klinginsmith, Executive Director.

Sincerely,

A handwritten signature in black ink, appearing to read "Parker Klinginsmith", with a long, sweeping underline.

Parker Klinginsmith

Executive Director

St. Paul Development Corporation

VACATION OF MIDDLE LOUP SUBDIVISION
 EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED
 WITH MIDDLE LOUP SUBDIVISION
 CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA



LEGEND

- EXCLUDED FROM VACATE
- VACATE BOUNDARY LINE
- PROPERTY LINE
- MIDDLE LOUP SUBDIVISION EASEMENT
- MIDDLE LOUP SUBDIVISION PLATTED DISTANCE

VACATION OF MIDDLE LOUP SUBDIVISION

A VACATION OF MIDDLE LOUP SUBDIVISION, EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION, CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORDED BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1045.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS DEDICATED WITH MIDDLE LOUP SUBDIVISION; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.08 FEET; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 138.54 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT; THENCE N00°40'26"W, A DISTANCE OF 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 159.63 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS, EXCEPTING U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION.

DWG: F:\2023\00001-00500\023-00398\40-Design\Survey\SRVY\Sheets\SUB VACATE_SPM_02300398.dwg
 DATE: Jan 24, 2024 1:53pm
 XREFS: V:\XPO SPM_015-3062 090914_xtopo C_PBASE_02300398_ALT
 USER: jjimenez

PROJECT NO: 2023-00398
 DRAWN BY: CWM
 DATE: 01/15/2024

VACATION OF MIDDLE LOUP SUBDIVISION

olsson
 201 East 2nd Street
 Grand Island, NE 68801
 TEL 308.384.8750

EXHIBIT
 1

Filing Fee: \$300.00

Date Paid: 5/20/24 CASH ___ CHECK# 3359 CREDIT CARD ___

Application For Subdivision

City of St. Paul, Nebraska

Subdivision Name: Middle Loup River Subdivision

Owner/Applicant Name: St. Paul Development Corporation

Applicant's Address & Phone # 423 Howard Avenue, St. Paul, NE 68873
308-754-2181

Legal Description of Property from which the Subdivision is being made:

See Attached

Zoning District of subject property: See attached map

Present use of subject property: Vacant land

Desired use of subject property: commercial, retail, industrial uses

Area from which the Subdivision is being taken _____ Area in proposed Subdivision _____

Will the Subdivision result in any increases in service requirements such as, utilities, schools, traffic control, streets, bridges, etc., or will it interfere with maintaining existing service levels?

Yes X No _____

Is there direct access to an improved road or street? Yes X No _____.

Has the proposed tract been previously split in accordance with these regulations or the zoning regulations? Yes X No _____. If Yes, complete the vacating subdivision application & fee.

Documents Required with this Application:

- Preliminary / Final Plat
- Certified list of property owners within 300 feet prepared by Title Company
- Subdivision Application Fee

Signature of Owner/Applicant: *Donna Nijm* St. Paul Development corp Executive Director
Date: 5-20-2024

FOR OFFICE USE:

Date of Pre-plat conference: _____ Date of Notifications: 5/24/24

Notifications: School Dist. County HGRPPD Fire FID NDOT

Does the proposed plat meet all the subdivision requirements? Yes No _____ If not, list the discrepancies:

Date before Zoning Commission: Preliminary 6/10/24 Final _____ Approved ___ Not Approved ___

Date before City Council: Preliminary 6/17/24 Final _____ Approved ___ Not Approved ___

PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA

RESOLUTION NO. 2024-PZ-1

(Amendment to the Redevelopment Plan for the City of St. Paul -
Middle Loup River Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL FOR THE MIDDLE LOUP RIVER REDEVELOPMENT PROJECT TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA.

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”) has submitted the question of whether the Redevelopment Plan for the Redevelopment Area of the City, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (the “Project Site”). The proposed amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the “Redevelopment Plan Amendment”).

B. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On June 10, 2024, the Planning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of St. Paul.

Passed and approved by the Planning Commission on this 10th day of June, 2024.

PLANNING COMMISSION OF THE
CITY OF ST. PAUL, NEBRASKA

Chairperson

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF ST. PAUL, NEBRASKA**

(MIDDLE LOUP RIVER REDEVELOPMENT PROJECT)

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City of St. Paul on December 18, 2006, pursuant to Resolution No. 2006-23. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City of St. Paul, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the "Act"), St. Paul created the Community Development Agency of the City of St. Paul ("CDA"), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the "Redevelopment Area"), which includes the property identified as the Middle Loup River Subdivision. The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions. The project site for this project is legally described on the attached Exhibit "A", which is incorporated herein by this reference (the "Project Site").

The Project Site

The Project Site is in need of redevelopment. In order to support private development, the Project Site is in need of site preparation and utility infrastructure improvements, among other necessary improvements. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

The Project Site is currently vacant and consists of twenty (20) platted lots in the Middle Loup River Subdivision. The Final Plat of the Middle Loup River Subdivision is attached hereto as Exhibit "B" and incorporated herein by

this reference.¹ The Project Site has been identified by the City as a target area for industrial development but the Project Site lacks the necessary infrastructure for any development or use other than agricultural. The Existing Land Use Map of the Comprehensive Plan identifies the Project Site as agricultural land; however, the Future Land Use Map of the Comprehensive Plan generally designates the Project Site as industrial. The Redevelopment Plan contemplates the use of the Project Site for industrial redevelopment projects, providing that “Industrial uses are proposed to be located along the Nebraska Central Railroad Company corridor.”

The Project Site is depicted below:



¹ Subject to the replat to change the name, as discussed in section F of the Statutory Elements section of this Plan, below.

The Redevelopment Project

The Project Site is anticipated to be developed primarily as an industrial subdivision with the possible use of the northern portion of the project site for multifamily residential housing. Different commercial/industrial businesses and/or residential uses will be constructed and operated on each lots in the Project Site (each referred to herein as a "Lot").

St. Paul Development Corporation, Inc. ("Redeveloper") currently owns the Project Site. Once the public improvements have been installed and the lots in the Project Site are in a buildable condition, Redeveloper intends to sell the lots for construction of the private improvements. The Project Site does not have sufficient public infrastructure to support any development at this point. The City is willing to construct the required utility infrastructure to support the development, but the City does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper and the City desire to utilize the tax increment generated by the private improvements constructed on the Project Site to repay the cost of installing the public improvements and associated expenses. Because of the potential incompatibility between industrial and residential uses, Redeveloper must take care not to create any adverse impacts. Redeveloper should only consider residential uses adjacent to less intensive uses, and should consider other mitigating actions if necessary, such as additional buffer zones or impact easements.

The preliminary estimated cost of the minimum public improvements needed to develop the Project Site is approximately \$3,700,000. The breakdown of preliminary estimated costs is set forth on Exhibit "C." These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work. The City is willing to construct the public improvements subject to receiving all the TIF generated by the Project up to the total cost of the public improvements. Any specific allocation of costs between the City and Redeveloper shall be finalized in the Redevelopment Agreement, which shall be executed before any party has any further obligations with respect to the Project, but payment of City TIF-eligible costs shall be the first priority.

As part of the Project, the CDA shall utilize tax increment financing ("TIF") from the construction of the private improvements in the Project Site to assist in payment of the public improvements described above. The use of TIF to assist with the costs of the public improvements will make the Project feasible. Neither the City or the Redeveloper will not construct any of the private improvements, but will provide the necessary public improvements for the third parties that purchase lots within the Project Site from the Redeveloper to build the private improvements. Construction on the public improvements

is anticipated to commence in 2024, subject to contractor scheduling and City's ability to obtain initial financing.

Construction of the private improvements is anticipated to commence as soon as the public improvements have been completed. The private improvements will be completed in phases based on market demand, so it is unclear how long it will take to complete the private improvements. The Redeveloper will convey each Lot to a purchaser subject to a contract that will contain certain terms and obligations of said purchaser, including the obligation to assume certain redevelopment agreement obligations with respect to that Lot. The TIF generated by each subproject will be utilized by Redeveloper and the City to assist with the public improvements for the Project. No purchaser shall have any right to utilize the TIF from their Lot and no purchaser shall have any obligations or liabilities for a different purchaser's sub-project on a different Lot. Additional details may be provided in the redevelopment agreement between the CDA and Redeveloper, but the CDA does not intend to amend or supplement this Redevelopment Plan Amendment to identify each subphase in more detail as long as Redeveloper is complying with the Redevelopment Agreement and all specific subphases are compatible with this Plan Amendment and the Redevelopment Agreement.

The Redeveloper projects that the Project will be completed in multiple phases over an unknown period of years. The development of each Lot in the Project Site shall be treated as a separate phase of the Project. It is possible that the phases will occur simultaneously, but each phase may have a different TIF effective date. The phased approach to construction of the Project will allow the Redeveloper to: (i) maximize the tax increment financing resources available to put toward construction of eligible public improvements, (ii) construct the private improvements at a rate that the market can support, and (iii) adapt the Project to the changing needs of the community. Without TIF, the preparation of the Project Site would be cost prohibitive and the City and Redeveloper could not prepare the Project Site to make any of the proposed phases feasible.

Tax Increment Financing

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. 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 TIF Indebtedness 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, 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 Project, the actual base tax year and Base Tax Amount for Project Site will be set forth in the redevelopment agreement. It is anticipated that the CDA will issue one or more TIF notes for the entire Project. Notwithstanding any provision herein to the contrary, all incremental tax revenues resulting from the Project shall only be divided and allocated for no more than the applicable 15-year increment period provided by the Act. As stated above, each lot in the Project may be treated as a different phase of the Project and may have a separate effective date and 15-year increment period.

Because of the nature of the Project, it is difficult to determine the final valuation of the Project Site at this time. The Project will consist of the development of approximately 20 lots with different industrial/commercial businesses and/or multifamily residential buildings; the exact size and scope of the businesses and buildings are unknown at this time and will be driven by market conditions. As stated above, the preliminary estimated cost of the minimum public improvements needed to develop the Project Site is approximately \$3,700,000. The City has approximately \$1,500,000 in reserves that could be used for the public improvements, so a minimum of \$2,200,000 in TIF Is necessary to finance the Project. However, the City does not desire to deplete its reserves for this Project unless it is necessary, so if TIF generated by the Project will support the entire amount of the cost of public improvements, the City and CDA desire to utilize all of the TIF available. In order to obtain \$3,700,000 in TIF over all Phases, the total valuation would need to increase by approximately \$20,477,437 (assuming a 6% interest rate on the TIF Indebtedness). Assuming the development of 20 lots with a total of approximately 12.056 acres, this would mean that the average valuation increase per acre must be greater than \$756,800. Depending on the types of

uses and buildings that are developed in the subdivision, this total increment of \$20,477,437 may be achieved. Accordingly, the CDA desires to authorize TIF indebtedness up to the total amount of \$3,700,000 for the Project.

Despite the goal of obtaining \$3,700,000 in TIF to support the Project, the CDA does not want to limit Redeveloper's ability to attract businesses that may create a smaller valuation if such businesses are otherwise compatible with the Project and desirable for the Project Site. Therefore, the City has contemplated the minimum TIF amount of \$2,200,000 to make the project feasible. In order to obtain \$2,200,000 in TIF over all Phases, the total valuation would need to increase by approximately \$12,450,131 (assuming a 6% interest rate on the TIF Indebtedness). Assuming the development of 20 lots with a total of approximately 12.056 acres, this would mean that the average valuation increase per acre must be greater than \$460,000.

The projected TIF Sources and Uses are set forth in more detail on the attached and incorporated Exhibit "C." The costs of the eligible improvements are estimates, and more detail shall be set forth in the redevelopment agreement for the Project. If the completed value of the lots are actually higher than the projection and/or the development of the lots occurs quicker than anticipated and it appears that the Project will generate more TIF than additionally projection in this redevelopment plan, the CDA reserves the right to amend this Plan Amendment prior to the end of the 15 year tax increment period to adjust the plan for redevelopment, including but not limited to, the scope of the public and/or private improvements, as the CDA and Redeveloper acknowledge that there are additional eligible public improvements in the Redevelopment Area that would benefit the Project, if funds are available. Any amendment described in this paragraph shall comply with NEB. REV. STAT. § 18-2115.

This Redevelopment Plan Amendment is intended to sufficiently cover all phases of the Project based on the information provided herein. The Plan Amendment will be implemented in one redevelopment agreement with the Redeveloper with the authorized TIF amount for all the subphases in the amount of \$3,700,000. The Redevelopment Agreement(s) shall set forth all the terms and conditions of the CDA, City, and Redeveloper with respect to the project, including without limitation, the allocation of the obligation with respect to the funding of the public improvements and the allocation of TIF between the parties. Despite the maximum amount of TIF authorized, the Redeveloper and its assignees shall only be required to obtain the minimum amount of \$2,200,000 in TIF over all the subphases. Until the Redevelopment Agreement has been approved and executed by all parties, no party has any obligations with respect to the Project. The Redeveloper shall assign certain obligations (as defined further in the Redevelopment Agreement) to each purchaser of a Lot, but the CDA does not anticipate any revision or

supplemental addendum to this Redevelopment Plan Amendment for each subphase as long as the use of each Lot complies with this Redevelopment Plan Amendment, the Redevelopment Agreement, and the zoning regulations of the City.

Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper owns the Project Site.

B. Population Density

The proposed development of the Project Site is primarily the construction of industrial buildings. The Project allows for the possibility of a development of a portion of the Project Site as multifamily residential, but this would be a small portion of the overall project site. The Project will not materially increase the population density in the Redevelopment Area.

C. Land Coverage

The Project will comply with all land coverage requirements in the City of St. Paul.

D. Traffic Flow, Street Layouts, and Street Grades

The Project is anticipated to increase traffic to and from the Project Site. The CDA and the City of St. Paul have constructed and will construct and install the public streets that will be required to support the Project, and the Tax Increment Financing ("TIF") generated from the Project will be used to make the necessary street improvements to support this overall plan of redevelopment. These public improvements will address any traffic and street concerns created by the Project.

E. Parking

Adequate parking will be constructed for the Project to meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

No additional zoning, building code, or ordinance changes will be necessary for the Project. Redeveloper shall be responsible for any further zoning changes that are necessary. If Redeveloper decides to develop multifamily housing on a portion of the Project Site, Redeveloper will be required to meet all City Zoning regulations and address any potential adverse impacts from the adjacent commercial/industrial

uses. Redeveloper is currently working on an amendment to the plat to change the name of the Subdivision from the Middle Loup Subdivision to the Middle Loup River Subdivision due to the discovery of a previously approved Middle Loup Subdivision in the County. No further changes to the plat are anticipated, but Redeveloper shall be responsible for obtaining the necessary subdivision approval.

Comprehensive Plan

The comprehensive plan for the City, prepared by JEO Consulting Group, Inc., was adopted by the City on May 18, 2015 ("Comprehensive Plan"). The Project conforms to the Comprehensive Plan. Of particular note are the community goals identified in Section 3 of the Comprehensive Plan, including:

- St. Paul will continue to provide opportunities for new business and industrial development as an important source of revenue and employment for the community.
- Industrial districts should be located where urban services and infrastructure are available or planned for in the near future and in sites supported by adequate road capacity.
- Industrial areas should be supported by an aggressive attempt to promote quality light industrial type uses within St. Paul's jurisdiction.
- Thus use of development incentives tailored to attract uses to properties should be explored as a means to encourage appropriate investment and reinvestment in certain areas.
- Infrastructure improvements should be designed to enhance the potential of industrial growth, including water, sewer, and streets.
- Future light industrial and employment development should be coordinated and encouraged in southern St. Paul.

With respect to residential uses, the Comprehensive Plan includes the following relevant statements and goals:

- Overall housing choice was seen as another barrier for potential residents.
- For a community aging in place means the ability to downsize from home ownership with or without having to move into assisted living or a long-term care facility. Aging in place requires a broad spectrum of housing choice.
- Additional medium density development was identified as an attractive addition to housing choice.
- Residents of St. Paul should be provided with a broad range of diverse housing types, sizes, and price ranges.
- St. Paul will enable the development of a mix of housing types and residential densities to provide housing opportunities for, and meet the needs of, its various socioeconomic groups.

- Multi-family and elderly housing should be encouraged and located nearest to commercial areas.

Because of the potential location of multifamily residential close to commercial/industrial uses, the following objective of the Comprehensive Plan should be considered:

- New and existing residential development should be separated from more intensive uses, such as heavy agriculture and industrial development, by the use of setbacks, buffer zones, or impact easements.

The need for such mitigation and separation mechanisms will depend on the actual development of the Project Site and the specific uses that are brought in to the Lots, but Redeveloper must remain cognizant of the potential adverse impacts.

The Comprehensive Plan supports the use of TIF:

- The Plan lists TIF as a potential resource to achieve the objective of promoting/fostering economic development in the community.
- The Plan lists TIF as an incentive available for general business development.

Cost-Benefit Analysis

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and incorporated by this reference.

Additional Project Information from the Redeveloper

The CDA has determined that: (i) without the use of TIF, this Project and the would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

EXHIBIT "A"
Legal Description of Project Site

Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

EXHIBIT "B"

The Middle Loup River Subdivision Final Plat

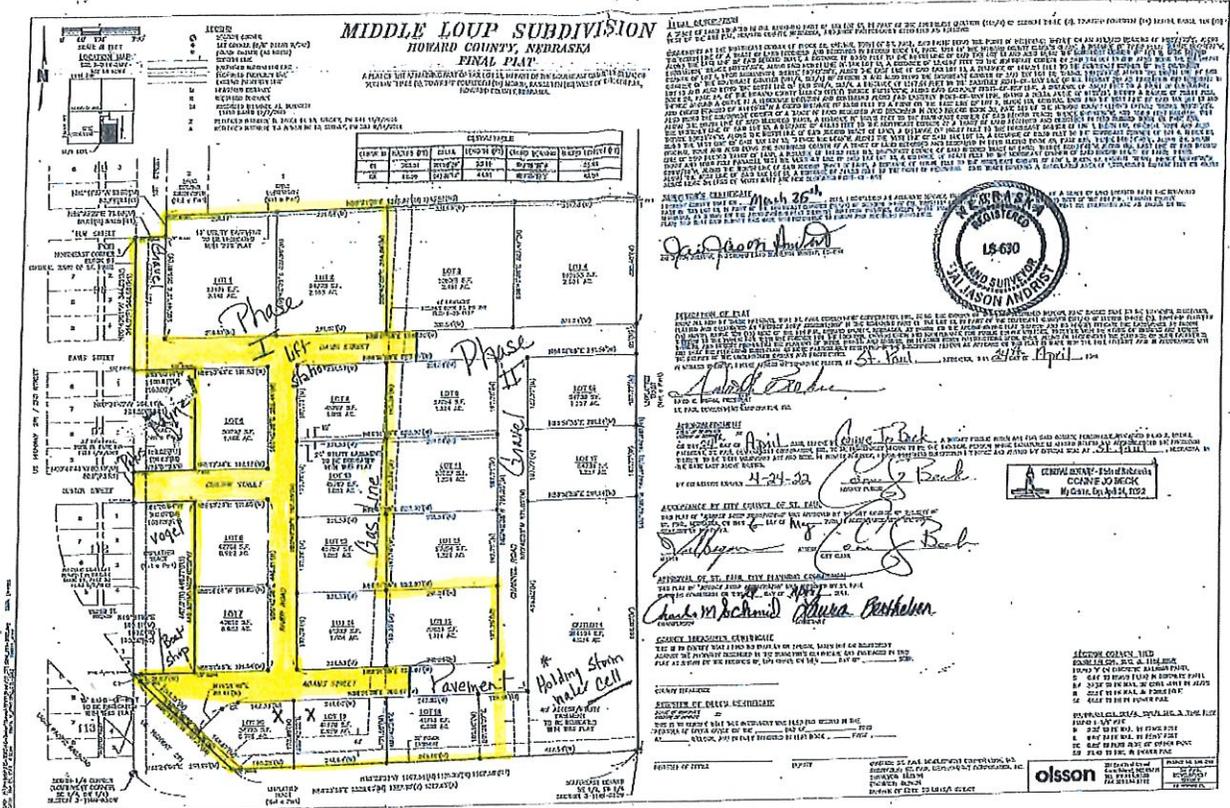


Exhibit "B"

Exhibit "C"
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$3,700,000, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy: 1.92597
Project Site Base Value \$676,750
Interest Rate 6%

Projection 1: Maximum TIF (\$3,700,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$20,477,437	\$394,390
Increment	\$19,800,687	\$381,356

Annual TIF \$381,356
Less 1% Treas. Fee \$377,543
Total TIF (15 yrs) \$5,663,138
Present Value \$3,700,000

Projection 2: Minimum TIF (\$2,200,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$12,450,131	\$239,786
Increment	\$11,773,381	\$226,752

Annual TIF \$226,752
Less 1% Treas. Fee \$224,485
Total TIF (15 yrs) \$3,367,271
Present Value \$2,200,000

TIF USES:

The cost of the TIF Uses shown below are based upon preliminary bids:

Section I					
Bid Section A					
	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization/Demobilization	LS	1	\$113,300.00	\$113,300.00
2	Dewatering	LS	1	\$250,000.00	\$250,000.00

3	Remove Pavement	SY	31	\$18.00	\$558.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	11964	\$60,00	\$717,840.00
5	Subgrade Preparation	SY	11964	\$6.00	\$71,784.00
6	Build Concrete Header	LF	111	\$30.00	\$3,330.00
7	36" R.C. Flared-End Section	EA	1	\$1,750.00	\$1,750.00
8	36" R.C. Pipe	LF	1531	\$95.00	\$145,445.00
9	24" R.C. Pipe	LF	761	\$85.00	\$64,685.00
10	18" R.C. Pipe	LF	872	\$75,00	\$65,400.00
11	Storm Sewer Junction Box	EA	5	\$8,000.00	\$40,000.00
12	Curb Inlet	EA	8	\$5,000.00	\$40,000.00
13	18" Cap	EA	1	\$750,00	\$750.00
14	Earthwork	LS	1	\$215,000.00	\$215,000.00
15	Silt Fence	LF	740	\$7.00	\$5,180.00
16	Seeding and Mulch	AC	16.5	\$2,500.00	\$41,250.00
17	Tree Removal/ Cleaning and Grubbing	LS	1	\$20,000.00	\$20,000.00
18	Build Construction Entrance	EA	1	\$2,500.00	\$2,500.00
19	8" PVC Sanitary Sewer	LF	1533	\$55,00	\$84,315.00
20	4" PVC Sanitary Sewer Service	LF	389	\$40,00	\$15,560.00
21	1.5" HOPE Force Main	LF	799	\$30,00	\$23,970.00
22	Flushing Station	EA	1	\$2,750.00	\$2,750.00
23	48" Dia, Sanitary Sewer Manhole	EA	6	\$8,000.00	\$48,000.00
24	Sanitary Sewer Service Connection	EA	10	\$300,00	\$3,000.00
25	Lift Station	EA	1	\$110,000.00	\$110,000.00
26	8" PVC Cap	EA	1	\$750.00	\$750.00
27	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
28	8" D.I. Water Main	LF	1039	\$55.00	\$57,145.00
29	8" PVC Water Main	LF	1425	\$50,00	\$71,250.00
30	8" M.J. 45° Bend	EA	2	\$750.00	\$1,500.00
31	8" M.J. Tee	EA	3	\$1,250.00	\$3,750.00
32	8"x6" M.J. Tee	EA	5	\$1,000.00	\$5,000.00
33	8" Gate Valve w/ Box	EA	6	\$2,750.00	\$16,500.00
34	8" M.J. Cap	EA	2	\$750,00	\$1,500.00
35	8" M.J. Sleeve	EA	3	\$750.00	\$2,250.00
36	Remove Existing Fitting	EA	1	\$500.00	\$500.00
37	8"x6" M.J. Reducer	EA	2	\$1,000.00	\$2,000.00
38	Fire Hydrant Assembly w/ Aux. Valve	EA	5	\$7,250,00	\$36,250.00
39	Water Service Tubing	LF	590	\$20.00	\$11,800.00
40	Water Service Connection	EA	11	\$1,150.00	\$12,650.00
41	Tracer Wire Test Box	EA	12	\$500.00	\$6,000.00
42	Relocate Gas Main	LS	1	\$50,000.00	\$50,000.00
43	Gravel Surfacing	TN	45	\$50,00	\$2,250.00

Exhibit "C"

44	Overexcavation	CY	600	\$15.00	\$9,000.00
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Total \$2,378,962
10% Cont. \$237,896
Total Construction Cost \$2,616,858

Section I (Highway 281 Intersection)

Bid Section B

	Item	Unit	Quantity	Unit Cost	Cost
1	Traffic Control	LS	1	\$10,000.00	\$10,000.00
2	Mobilization	LS	1	\$7,200.00	\$7,200.00
3	Build 10" Doweled Concrete Pavement	SY	975	\$80.00	\$78,000.00
4	Build Curb Inlet	EA	1	\$5,000.00	\$5,000.00
5	Build Storm Sewer Manhole	EA	1	\$8,000.00	\$8,000.00
6	18" Reinforced Concrete Storm Sewer	LF	8	\$75.00	\$600.00
7	Adjust Manhole to Grade	EA	2	\$1,250.00	\$2,500.00
8	5" Yellow, Wet Reflective Polyurea	LF	2013	\$5.00	\$10,065.00
9	5" White, Wet Reflective Polyurea	LF	574	\$5.00	\$2,870.00
10	Remove Concrete Pavement	SY	81	\$18.00	\$1,458.00
11	Remove Asphalt Pavement	SY	265	\$15.00	\$3,975.00
12	Remove Storm Sewer Manhole	EA	1	\$2,500.00	\$2,500.00
13	Remove Tree	EA	2	\$2,500.00	\$5,000.00
14	Remove & Reset Sign	EA	3	\$750.00	\$2,250.00
15	Earthwork	LS	1	\$10,000.00	\$10,000.00
16	Seeding and Mulch	AC	0.32	\$2,500.00	\$800.00

Total \$150,218.00
10% Cont. \$15,021.80
Total Construction Cost \$165,239.80

Section II

	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization/Demobilization	LS	1	\$35,200.00	\$35,200.00
2	Dewatering	LS	1	\$50,000.00	\$50,000.00
3	Remove Pavement	LF	74	\$20.00	\$1,480.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	22 02	\$60.00	\$132,120.00
5	Subgrade Preparation	SY	2202	\$6.00	\$13,212.00
6	Build Concrete Header	LF	256	\$75.00	\$19,200.00
7	18" R.C. Pipe	EA	2	\$5,000.00	\$10,000.00
8	Curb Inlet	EA	2	\$1,500.00	\$3,000.00
9	18" FES	LS	1	\$150,000.00	\$150,000.00
10	Earthwork	AC	3.4	\$2,500.00	\$8,500.00
11	Seeding and Mulch	LS	1	\$20,000.00	\$20,000.00

12	Tree Removal/ Clearning and Grubbing	EA	1	\$2,500.00	\$2,500.00
13	Build Construction Entrance	LF	711	\$55.00	\$39,105.00
14	8" PVC Sanitary Sewer	LF	360	\$40.00	\$14,400.00
15	4" PVC Sanitary Sewer Service	EA	3	\$8,000.00	\$24,000.00
16	Sanitary Sewer Service Connection	EA	9	\$300.00	\$2,700.00
17	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
18	8" D.I. Water Main	LF	1616	\$55.00	\$88,880.00
19	8" PVC Water Main	LF	1425	\$50.00	\$71,250.00
20	8" M.J. 90° Bend	EA	2	\$750.00	\$1,500.00
21	8"x6" M.J. Tee	EA	2	\$1,000.00	\$2,000.00
22	8" Gate Valve w/ Box	EA	1	\$2,750.00	\$2,750.00
23	8" M.J. Sleeve	EA	1	\$750.00	\$750.00
24	Remove Existing Fitting	EA	2	\$500.00	\$1,000.00
25	Fire Hydrant Assembly w/ Aux. Valve	EA	2	\$7,250.00	\$14,500.00
26	Water Service Tubing	LF	330	\$20.00	\$6,600.00
27	Water Service Connection	EA	9	\$1,150.00	\$10,350.00
28	Tracer Wire Test Box	EA	2	\$500.00	\$1,000.00
29	Gravel Surfacing	TN	20	\$50.00	\$1,000.00
30	Overexcavation	CY	600	\$15.00	\$9,000.00

Total	\$738,497.00
10% Cont.	\$73,849.70
Total Construction Cost	\$812,346.70

Total estimates from the bids (from January 2023) = \$3,569,442. These estimates have been updated in 2024 and currently anticipated costs are approximately \$3,700,000.

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

The cost-benefit analysis for the Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147. This cost-benefit analysis supplements the cost-benefit analyses for the Middle Loup River Subdivision redevelopment project. The costs and benefits of the Project are identified as follows:

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

Maximum approved tax shift:

a.	Estimate Base Project Area Valuation:	\$676,750
b.	Max. Projected Completed Project Assessed Valuation:	\$20,477,437
c.	Projected Tax Increment Base (b. minus a.):	\$19,800,687
d.	Estimated Tax Levy:	1.92597
e.	Annual Projected Tax Shift:	\$381,356

Projected tax shift:

a.	Estimate Base Project Area Valuation:	\$676,750
b.	Max. Projected Completed Project Assessed Valuation:	\$12,450,131
c.	Projected Tax Increment Base (b. minus a.):	\$11,773,381
d.	Estimated Tax Levy:	1.92597
e.	Annual Projected Tax Shift:	\$226,752

Note: The Projected Tax shift 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.

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:

Redevelopment of the Property is anticipated to result in a material positive effect on public infrastructure in the Redevelopment Area and the City. The total projected costs of the private improvements is unknown but it is reasonable to anticipate expenditures of \$19,000,000 to \$38,000,000 for construction and installation of the private improvements on the Property in connection with the approximately \$3,700,000 spent on public improvements in the Redevelopment Area. The public improvements will

immediately support 20 lots for commercial/industrial or multifamily residential development.

The CDA anticipates that between \$2,200,000 and \$3,700,000 of public improvements will be financed with the proceeds of tax increment financing indebtedness from the Project, with the remainder coming from City reserves. The CDA has determined that the use of TIF and the redevelopment of the Property is in the best interests of the City. The City and Redeveloper will undertake certain public improvements, including infrastructure improvements, with the understanding that tax increment financing will be utilized to ultimately pay for the public improvements and reimburse the City/Redeveloper for expenses incurred in order to facilitate the redevelopment of the Property. Without the use of TIF, this redevelopment would not occur, and the redevelopment is essential to adding the necessary infrastructure and utility public improvements to the Redevelopment Area and the Property that are required for any redevelopment opportunities. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures. The public improvements will materially benefit other property in and around the City and will help provide a solution to existing public service needs of the City.

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

The redevelopment of the Property will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the redevelopment of the Property, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation for each of the approximately 20 businesses that will be developed on the Project Site. The owners of the private improvements will also require and pay for City services. It is not anticipated that the redevelopment of the Property will have any material adverse impact on such City services, and the City will generate revenue providing support for those services. The City has determined that the redevelopment of the Property and the City service requirements generated by said redevelopment are a desired, positive result and will not overburden or negatively impact the City.

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

While the exact impact of an industrial subdivision development such as the Project, is difficult to quantify until the end users are identified and known, the Project is not anticipated to have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area. In general, the overall redevelopment of the Property will

have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the Property or the Redevelopment Area because without the project, there are limited opportunities to build or expand in the City. The City is in need of industrial lots that can be developed for new and expanding businesses. Without the redevelopment of the Property and the use of TIF to assist with the cost of public improvements, the Property would not be able to be used for any purpose. No private parties have been willing to invest in the cost of required public infrastructure to redevelop the Property, so the Property effectively does not have any viable uses without the redevelopment of the Property set forth in the Redevelopment Plan.

The plan also anticipated the possibility of construction of multifamily housing in the Project Site. While the project focus is on commercial/industrial development, there is a need for additional housing in the City and creating additional lots for possible housing would be beneficial to employers. This would create housing for employees that is needed in the City.

The CDA's overall plan of redevelopment has created an area with viable, potential uses, and this could not occur without the use of TIF to assist with the cost of public improvements and to reimburse the City for upfront expenditures for the eligible public improvements. Redeveloper will ultimately sell the lots to end users, so this is not creating an unreasonable competitive benefit for a new business over an existing business, but it ultimately creating opportunities for growth and expansion that otherwise simple do not exist in the community.

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 Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project should also generally increase the need for services and products from existing businesses as the new businesses will require typical goods and services, such as supplies, janitorial services, etc. The redevelopment of the Property should have a material positive impact on private sector businesses in and around the area outside the boundaries of the Property. The Project will also act as a catalyst for further development of the redevelopment area identified in the Redevelopment Plan. The creation of the industrial subdivision where currently only agricultural use exists should create additional opportunities for further commercial growth in the Redevelopment Area.

Additionally, if multifamily housing is constructed on the northern portion of the Project Site, the Project will provide additional needed housing. This will benefit employer because without additional housing, there are no options for employees to live and businesses will not be able to grow or adequately staff their businesses.

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

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The Project will result in the creation of businesses on the Project Site, which is intended to increase employment. It is unknown exactly how many jobs will be created by the Project. The Project contemplates possible multifamily housing in a small portion of the Project Site. The exact number of units are unknown, but the anticipated units types would be smaller units that would not be amenable to larger families, so even with the unknown number of units (which may be none), a material increase of student population is not anticipated. The increase in employment and population as a result of the project is not anticipated to substantially affect the school population. The Project is intended to create the desired growth in the community, with only a smaller portion of the Project contemplated as possible housing units. The school district is considered to have the capacity to handle any resulting increase in student population.

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

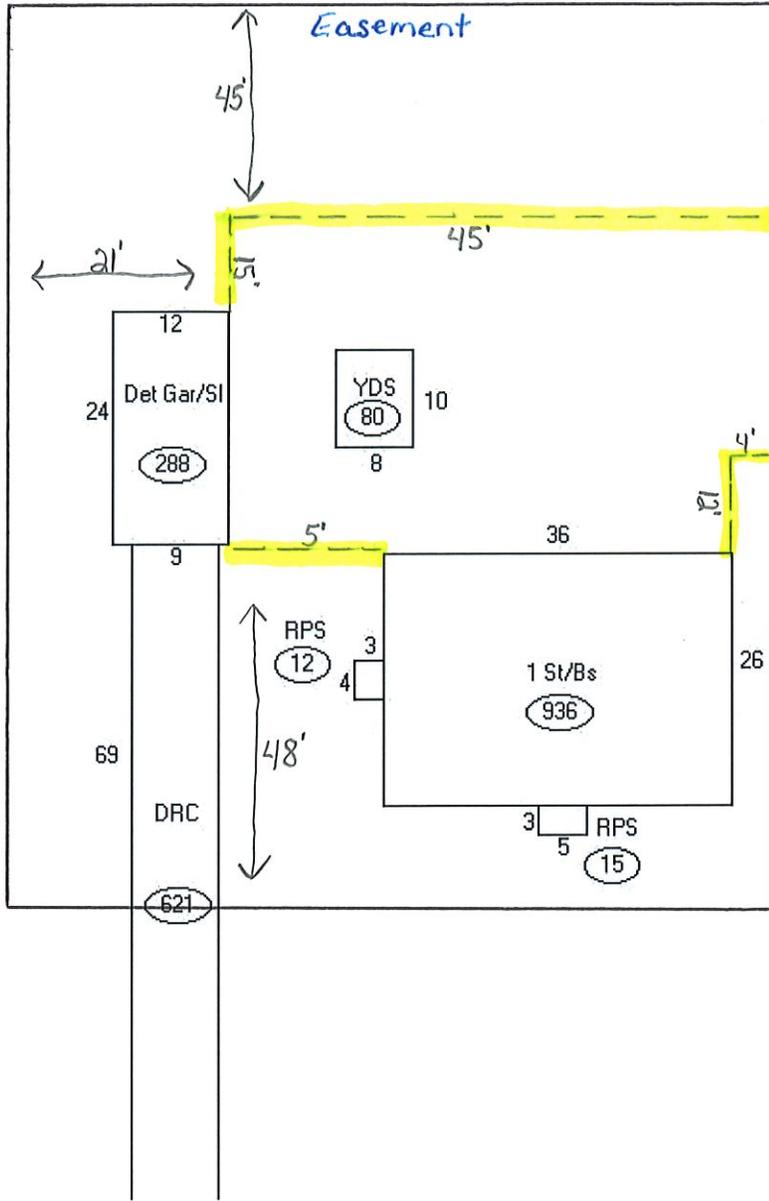
The Project consists of multiple phases of development that are all dependent upon the public improvements that will be undertaken by City at the outset of the Project. Without all the anticipated phases of this project and the use of tax increment financing on each phase, the City would not undertake the public improvements for the Project Site and this area could not be developed. It is not feasible for any private business owner to attempt to locate a business on the Project Site without the implementation of this Project because of the substantial public improvement costs required for this Project. Without undertaking all of the public improvements at the front end of the Project, no subsequent phases could be constructed. Thus, it is in the best interest of the City to approve the Project as a multiple phase redevelopment project that will allow the use of TIF on all phases to pay for the cost of the eligible public improvements that will be incurred at the beginning of the project or as part of a different phase of construction.

There are no other material impacts determined by the agency that are immediately relevant to the consideration of the cost of benefits arising from the Project.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help reduce public cost and City obligations for the cost of public infrastructure improvements. The benefits outweigh the costs of the proposed Project.

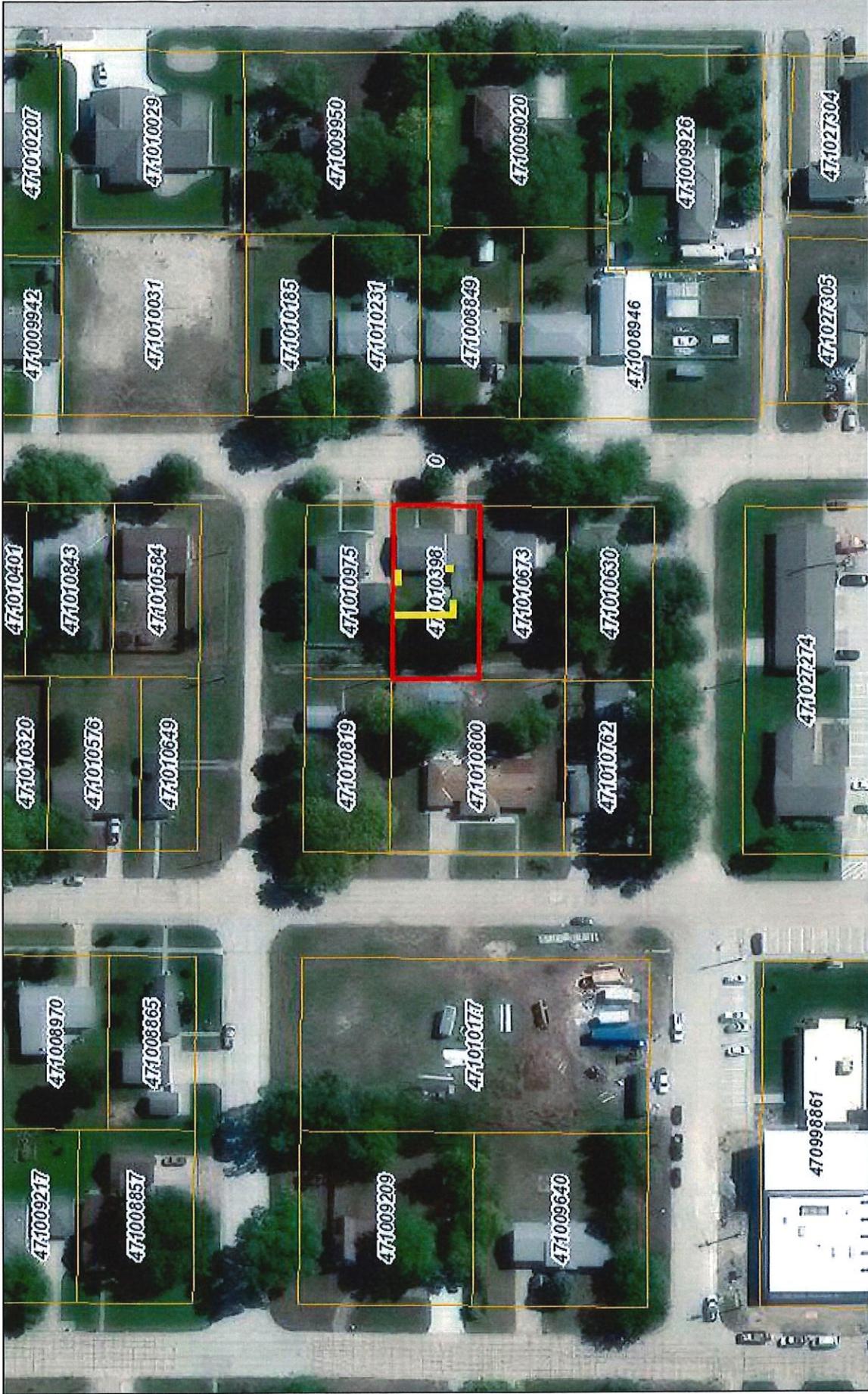
2024-18



Parcel #: 471010398

North →

Grant Street



May 15, 2024

Parcels

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.

1:1,687



Zoning Classification A-2 Value \$ 3,500⁰⁰ PERMIT NUMBER 2024-19
 Please call 811 before completing form FEE \$25.00 CASH CHECK# X 8838
pd 5/15/24

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Rick Peters & Suzy Peters Contractor Dustin Nilson
 Address 211 Grant Address St Paul
 City, State, Zip St Paul, NE 68873 Phone Number _____
 Phone Number 308-750-5528 Cell Phone 308-750-1157

Complete Legal Description of the Property Part Lot 4 (66' x 148') Block 7 Darnall's Add St. Paul
 Address of Construction Site 211 Grant St.
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Deck - Wood Dimension of Structure 12 x 22
 Distance from Front property line 47' Distance from Rear Property Line 89'
 Distance from Side Property Line 12' Distance from Second Side Line 32'

Is there a utility easement on any side of the property? NO
 Approximately when will construction Start May 2024 Finish August 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-15-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

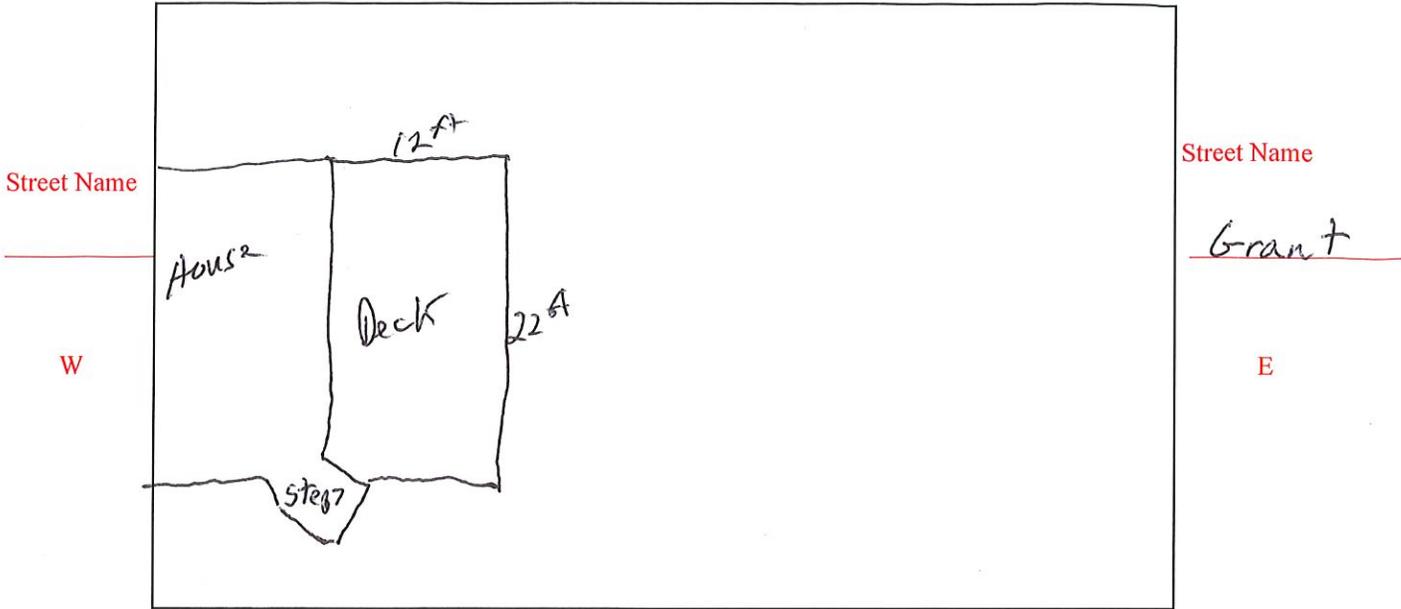
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES ✓ NO _____
 Does the proposed use meet all the required setback distances? YES ✓ NO _____
 Is a conditional use required for the proposed use? YES _____ NO ✓
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO ✓
 If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Rick Peter Date 5/15/24

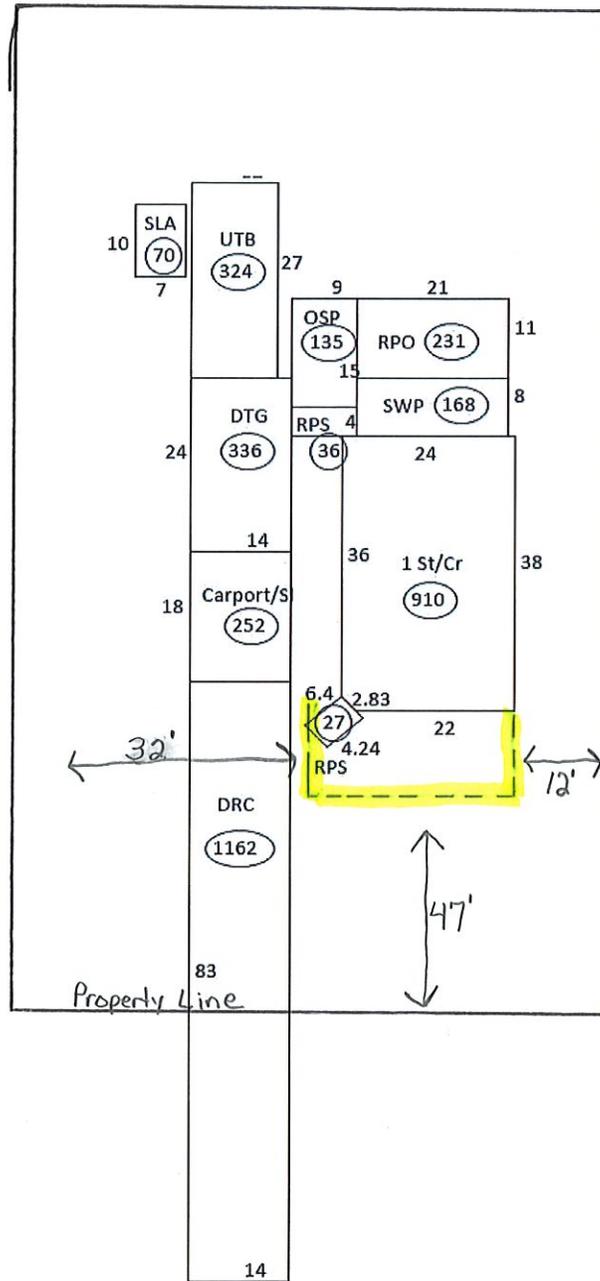
For Office Use Only:

Permit is Approved _____ Denied _____ Matthew T Helzer Zoning Administrator Signature Date 5/15/24

Admin Approval per §11.1.1

Reasons for Denial: _____

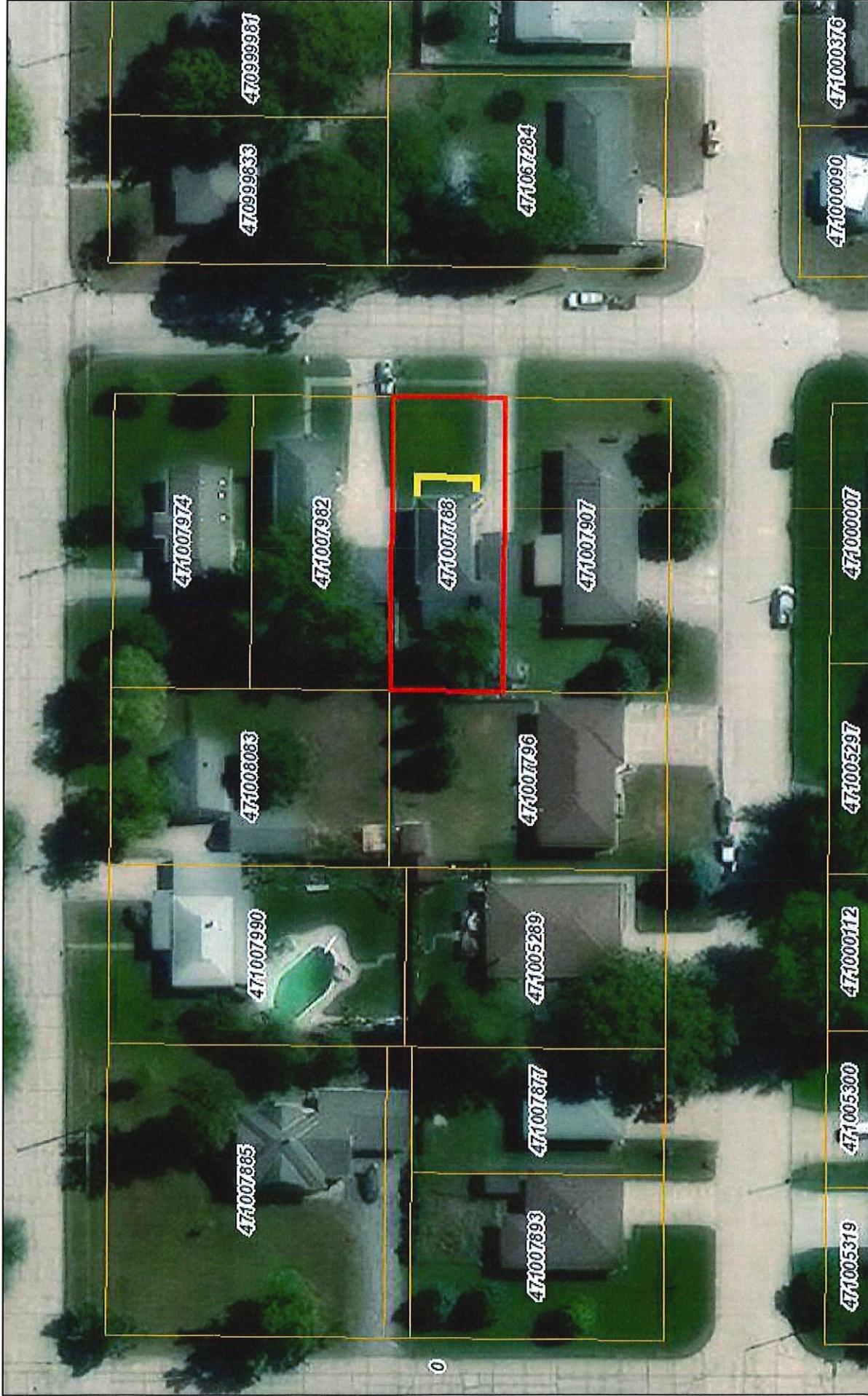
2024-19



North



Grant Street

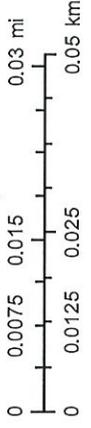


May 15, 2024

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.

Parcels

1:1,055



Zoning Classification R-2 Value \$ 1200.⁰⁰

PERMIT NUMBER 2024-20
FEE \$25.00 CASH CHECK# 1203 CC
pd 5/23/24

APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Heather Poss Contractor Self

Address 419 8th St. Address

City, State, Zip St. Paul, NE, 68873 Phone Number

Phone Number 308-850-2502 Cell Phone

Complete Legal Description of the Property S 53' of lot 2, Blk 93, OT

Address of Fence Site 419 8th St. Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: Vinyl

Approximately when will the construction: Start 6-3-24 Finish

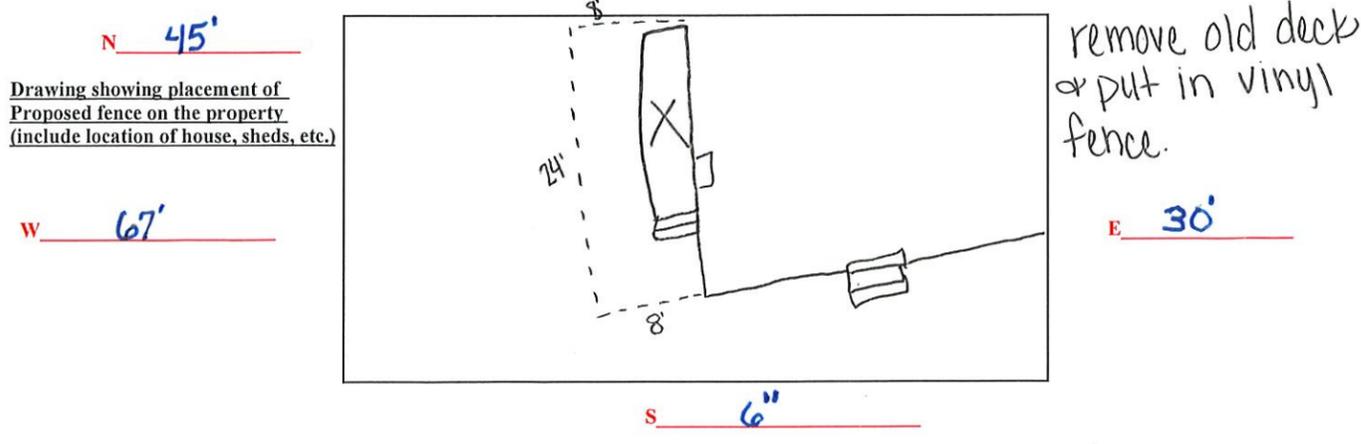
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-31-24
(Matt Helzer's signature)

Recommendations needed before approval:

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant Heather Poss Date 5-23-24

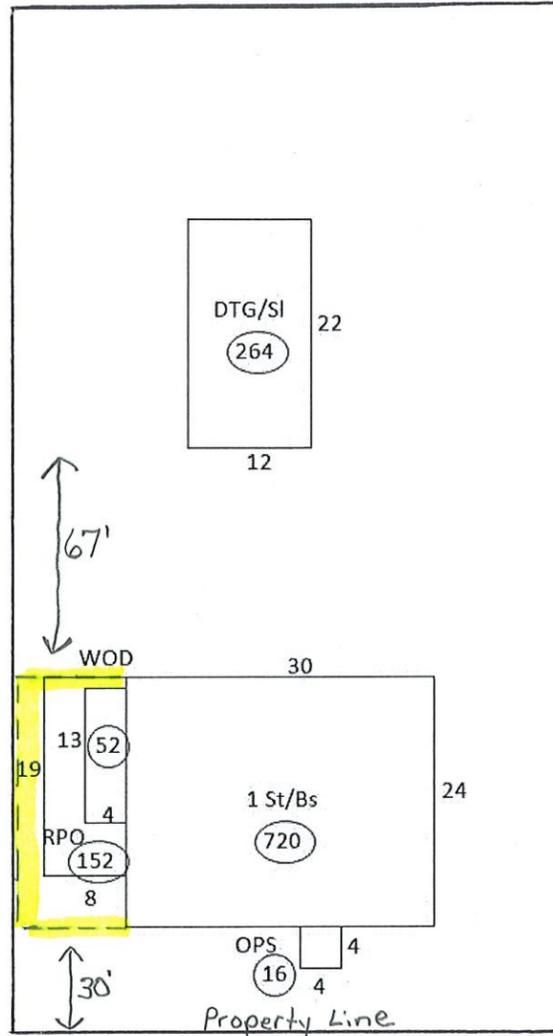


For Office Use Only: Permit is Approved Denied Matthew T Helzer Zoning Administrator Date 5/31/24

Reasons for Denial:

2024-20

9th Street



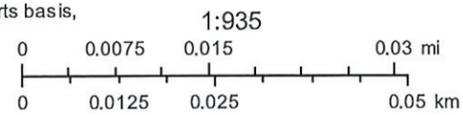
8th Street



May 31, 2024

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.

Parcels



Zoning Classification B-2 Value \$ 11,000.00 PERMIT NUMBER 2024-21
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 1922
paid 5/30/24

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Casey Beck Contractor A+ Const.
 Address 1218 6th St. Address 1022 Jansen, St. Paul
 City, State, Zip St. Paul, NE 68873 Phone Number _____
 Phone Number 308 750 1576 Cell Phone 308 750 1157
 Complete Legal Description of the Property (#256-4) Lots 7 Block 60 OT St Paul
 Address of Construction Site 1218 6th
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure 13'x10' deck on back Dimension of Structure 13x40
 Distance from Front property line 86' Distance from Rear Property Line 33'
 Distance from Side Property Line 12' Distance from South Second Side Line 15'
 Is there a utility easement on any side of the property? NO
 Approximately when will construction Start ASAP Finish 1 week

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-31-24
 (Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____

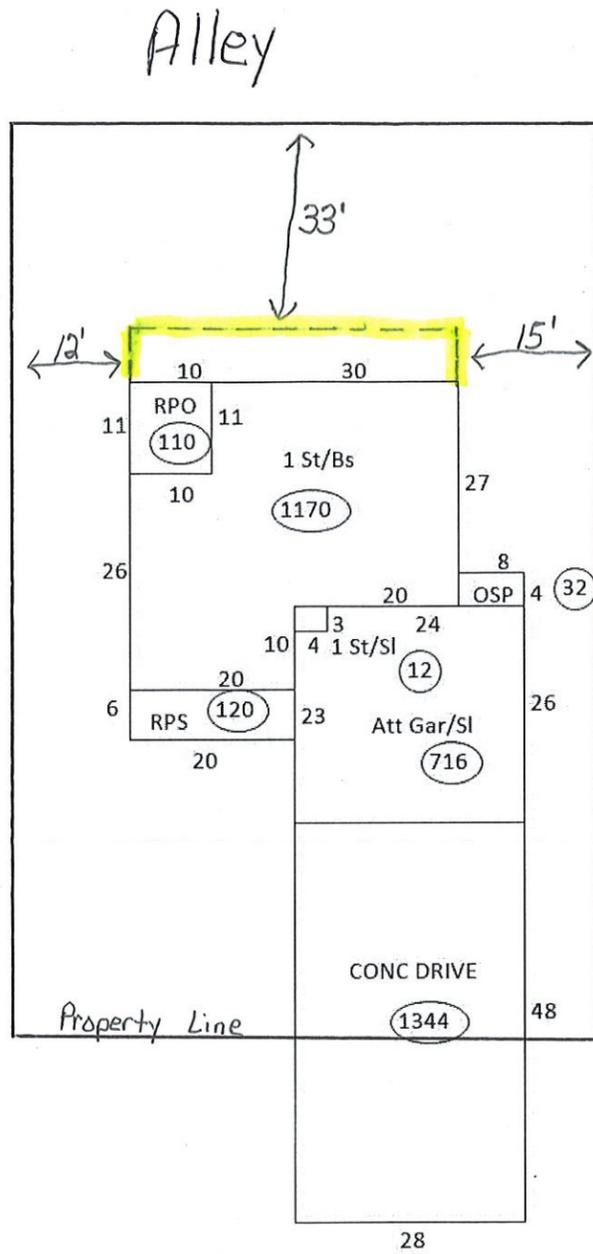
Does the proposed use meet all the required setback distances? YES NO _____

Is a conditional use required for the proposed use? YES _____ NO

Has a Conditional Use Permit been issued for this proposed use? YES _____ NO

If yes, when does it expire? _____

2024-21



6th Street



May 31, 2024

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□ Parcels

