

2nd Council Regular Meeting  
Monday, September 16, 2024 6:30 PM

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

## **Agenda**

1. Mayor Mike Feeken calls a meeting to order regarding the Community Development Agency (CDA) and the Regular Council meeting, with the "Pledge of Allegiance" and the "Open Meeting Statement" as required by NE State Statutes 84-1407 through 84-1414; Mayor Feeken also states that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Statute 84-1410.
2. Submittal of Requests for Future Agenda Items
3. Reserve Time to Speak on an Agenda Item
4. Mayor Feeken opens the Community Development Agency (CDA) **PUBLIC HEARING** to obtain public comment prior to the review and consideration of a proposed amendment to the Redevelopment Plan for a specific redevelopment project on property located at 1517 2nd Street in St. Paul, NE and more legally described as: Lots 1-6, Block 34, Original Town of St. Paul, Howard County, NE, including that portion of alley within Block 34, vacated by the City of St. Paul, NE in Ordinance #386, recorded September 14, 1966, in Miscellaneous Book 26, Page 385.

**NOTE: The City Planning Commission held public hearing on Monday, September 9, 2024, regarding the Hometown Market Redevelopment Project.**

5. Mayor Feeken opens the Public Comment period regarding an amendment to the Redevelopment Plan and Cost Benefit Analysis regarding 1517 2nd Street, St. Paul, NE.
  - a. Mayor Feeken closed the public comment period.
  - b. Approve / Deny Resolution 2024-17, the Community Development Agency (CDA) of the City of St. Paul, NE recommending approval and adopting an amendment to the Redevelopment Plan and Cost Benefit Analysis of the City of St. Paul regarding the Hometown Market Redevelopment Project.
6. Discuss - Approve / Deny Resolution 2024-18, authorizing and approving a Redevelopment Agreement for the Hometown Market redevelopment project utilizing Tax Increment Financing (TIF); and taking other actions required or permitted under the Community Development Law.
7. **Mayor Feeken adjourns the Community Development Agency (CDA) and opens the Regular City Council meeting.**
8. Mayor Feeken opens the **City Council PUBLIC HEARING** to obtain public comment prior to the review and consideration of a proposed amendment to the Redevelopment Plan for a specific redevelopment project on property located at 1517 2nd Street in St. Paul, NE and more legally described as: Lots 1-6, Block 34, Original Town of St. Paul, Howard County, NE, including that portion of alley within Block 34, vacated by the City of St. Paul, NE in Ordinance #386, recorded September 14, 1966, in Miscellaneous Book 26, Page 385.
  - a. Mayor Feeken opens the public comment period;
  - b. Mayor Feeken closes the public comment period;

- c. Approve / Deny Resolution 2024-19, approving an amendment of the Redevelopment Plan for the City of St. Paul, NE including the specific Redevelopment project. The Redevelopment Plan amendment includes the Hometown Market Redevelopment Project (the "Project") that will utilize Tax Increment Financing (TIF) pursuant to Neb. Rev. Stat. 18-2147.
9. Discuss - Approve / Deny Resolution 2024-20, of the City Council of the City of St. Paul, NE, approving the form of the Redevelopment Agreement on behalf of the City and authorizing the Community Development Agency (CDA) of the City of St. Paul, NE to enter into said agreement and issue Tax Increment Financing (TIF) indebtedness for the Redevelopment Hometown Market Project.
    - a. Approve the Redevelopment Agreement for the Hometown Market Project.
  10. Consider proposed changes to the City of St. Paul Municipal Code Section 3-308: ELECTRIC SERVICE AND EXTENSIONS - Possible Action.  
NOTE: The Electrical Ordinance will be discussed and approved on Monday, October 7, 2024.
  11. Discussion regarding the "unsafe building" at 108 Howard Avenue, St. Paul, NE that is owned by Todd and Michelle Padrnos. Chief of Police Howard to contact a structural engineer for inspection of the building per Mayor Feeken's email on August 27, 2024 (Possible Action).
  12. **Discuss - Approve / Deny Consent Agenda Items:** (1) Treasurer's Report August 2024; (2) Minutes regarding September 3, 2024 (regular); and September 5, 2024 (special); (3) Disbursements September 16, 2024; and (4) Zoning Minutes September 9, 2024.
  13. Discuss - Approve / Deny Bierman Contracting, Inc. Fire Station Construction Pay Request #3 in the amount of \$166,199.65 regarding the foundation and re-enforcement of site utilities.
  14. Discuss - Approve / Deny Resolution 2024-21, City of St. Paul revised "Fee Schedule" effective October 1, 2024.
  15. Discuss - Approve / Deny McCarty Construction (Matt) concrete work bid pertaining to the west side of the St. Paul Public Library.
  16. Review the Middle Loup River Subdivision Lot Pricing (buy down calculation) - Possible Action.
  17. Discuss Mayor Feeken's appointment to the City of St. Paul Engineer and Street Superintendent; this appointment will be held at the first meeting in December 2024. Brian Friedrichsen stated that he received his "Class A" Street Superintendent license at the Council meeting on Tuesday, September 3, 2024 (Possible Action).
  18. Discussion to demolish a home located at 1122 7th Street, St. Paul, NE; Brad Lassen (Owner). The fire was on January 14, 2024; utilities were turned off per owner (Possible Action).
  19. Utilities Superintendent Helzer updates:
    - (1) BIG IRON City Auction Proceeds
  20. Chief of Police Howard updates:
  21. Mayor Mike Feeken updates:
    - (1) Middle Loup River Subdivision Construction Progress meeting Thursday, September 19, 2024, at 1:30 p.m. at City Hall;
  22. Public Announcements

23. Closed Session: The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation
24. Mayor Feeken adjourns City Council meeting.
25. Informational Items:
  - (1) Receipts August 2024;
  - (2) City August 2024 Revenue and Expenditure Guideline (Review at City Office).
26. **This agenda, including supporting documentation, is available for public viewing during normal business hours at the City Office, 704 6th Street, St. Paul, Nebraska.**

The City of St. Paul abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in the meeting room as required by Nebraska State Law.

The Mayor and City Council reserve the right to enter into an Executive Session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the Agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, person(s) having items on the agenda, and the public. The City of St. Paul reserves the right to adjust the order of items on the agenda.

Anyone wishing to speak may be limited to three (3) to five (5) minutes per person. Please utilize the podium and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.

## AGENDA ITEM REQUEST FORM

Anyone wishing to offer comments or concerns about city matters, or who wants to have an item placed on the City Council agenda must complete this form. The completed form must be submitted to the City Clerk, City of St. Paul, 704 6<sup>th</sup> Street, St. Paul, NE 68873 no later than Noon on the Wednesday prior to the City Council meeting. If the Wednesday prior to the City Council meeting is a holiday, the deadline is noon on the previous day. The City Council generally meets at 7:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month.

**City Council Meeting Date:** \_\_\_\_\_

**Requested Agenda Item:** \_\_\_\_\_

\_\_\_\_\_

**Please state your comment or concern (please be specific, providing documentation if available):**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**What action do you want the City Council to take?** \_\_\_\_\_

\_\_\_\_\_

**Will this project/item require City funding?** YES \_\_\_\_ NO \_\_\_\_ **If so, how much?** \_\_\_\_\_

**Name (please print):** \_\_\_\_\_

**Name (signature):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

.....  
*For City Official Use Only*

\_\_\_ Added to City Council Agenda. Date of City Council meeting: \_\_\_\_\_

\_\_\_ Referred to City Council Committee for Recommendation

City Council Action Taken: \_\_\_\_\_

\_\_\_\_\_

City Funds Authorized: \_\_\_\_\_



City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

PUBLIC RECORDS REQUEST

Pursuant to Neb. Rev. Stat. §84-712 et. seq., citizens have the right to examine, and obtain copies of Public Records that are not exempt from disclosure as set forth in Neb. Rev. Stat. §84-712.05. Citizens have a right to obtain a copy of any public record or document regardless of its physical form by making a request to the City's custodian of that record. A public record request shall be submitted in writing through the City Clerk. If the City Clerk is not the custodian of that record, the City Clerk will notify the requesting party of who the custodian of that record is, and where to make the request. The custodian of the record shall have four (4) business days as defined in Neb. Rev. Stat. §84-712(4) to respond to a request, and to provide the requesting party an estimate of the expected cost of the copies and either (a) access to or, if copying equipment is reasonably available, copies of the public record, (b) if there is a legal basis for denial of access or copies, a written denial of the request together with the information specified in Section 84-712.04, or (c) if the entire request cannot with reasonable good faith efforts be fulfilled within four business days after actual receipt of the request due to the significant difficulty or the extensiveness of the request, a written explanation, including the earliest practicable date for fulfilling the request, an estimate of the expected cost of any copies, and an opportunity for the requestor to modify or prioritize the items within the request.

Information Provided By Requestor
Date of Request (mm/dd/yyyy) Submitted to (Department) I am Submitting This Request
Name (Print) Mailing Address (Required)
Telephone (Required) Email Address (Optional) Fax Number (Optional)
Please clearly identify the records requested as specifically as possible, or fully describe the information you want (required).
I request to: (please check all that apply)
If the requested record(s) are not available, how should we respond back to your request?

Requester Signature

Printed Name

For City of St. Paul Use Only:

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

**City of St. Paul  
Citizen Complaint Form**

Name of person making complaint \_\_\_\_\_

Residential address \_\_\_\_\_

Postal address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email address \_\_\_\_\_

**Complaint Details**

Date of Incident \_\_\_\_\_ Time \_\_\_\_\_

Location of Incident \_\_\_\_\_

Who/what is the subject of your complaint? \_\_\_\_\_

DETAILED summary of your complaint \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Witness Details (If applicable)**

Name of witness(es) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone Number of witness \_\_\_\_\_

**Complaint Outcome**

How would you like this issue resolved? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Complainant

\*\*\*\*\*

**Action taken by City**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

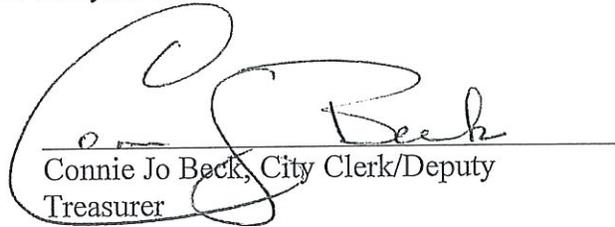
## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Community Development Agency (CDA) of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, September 16, 2024, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



Connie Jo Beck, City Clerk/Deputy  
Treasurer

[Publish Twice: August 28 and September 4, 2024]

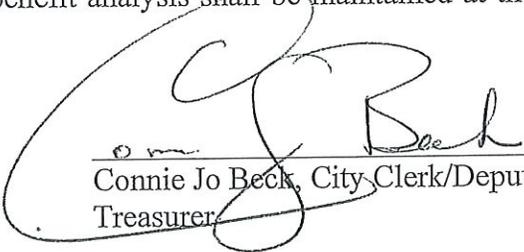
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\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy  
Treasurer

**[Publish Twice: August 28 and September 4, 2024]**

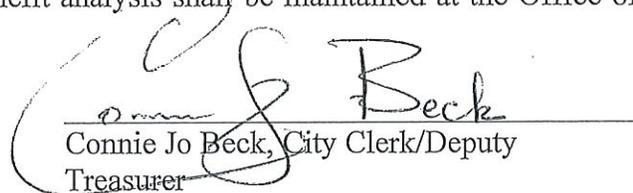
## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the **Planning Commission** of the City of St. Paul, Nebraska, that a public hearing will be held at **12:00 p.m.** (Noon) on **Monday, September 9, 2024**, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

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\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy  
Treasurer

[Publish Twice: August 21 and August 28, 2024]

City of St. Paul  
704 6<sup>th</sup> Street  
ST. PAUL, NEBRASKA 68873

**CERTIFICATION OF POSTING**

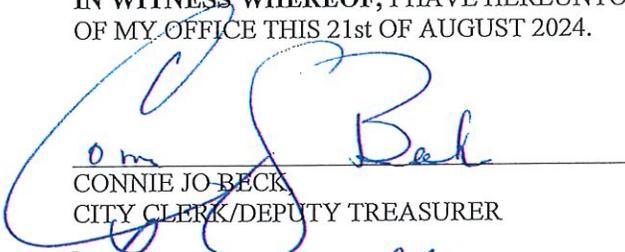
I, **Connie Jo Beck**, City Clerk/Deputy Treasurer and **Laura Berthelsen**, Deputy Clerk of the City of St. Paul, Nebraska, do hereby certify that I posted notices to the attached list on the 21st day of August 2024

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) UNITED STATES POST OFFICE
- 3) HOWARD COUNTY COURT HOUSE
- 4) CITIZENS BANK & TRUST

**Subject:**

- (1) Planning Commission (September 9, 2024) - Notice of Public Hearing RE: Proposed Amendment to Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.
- (2) Community Development Agency (CDA) (September 16, 2024) - Notice of Public Hearing RE: Proposed Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.
- (3) City Council (September 16, 2024) - Notice of Public Hearing RE: Proposed Amendment to Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIALLY AND AFFIXED THE SEAL OF MY OFFICE THIS 21st OF AUGUST 2024.

  
\_\_\_\_\_  
CONNIE JO BECK  
CITY CLERK/DEPUTY TREASURER

  
\_\_\_\_\_  
LAURA BERTHELSEN, DEPUTY CLERK

(Seal)



CITY OF ST. PAUL  
704 6<sup>TH</sup> STREET  
ST. PAUL, NEBRASKA 68873

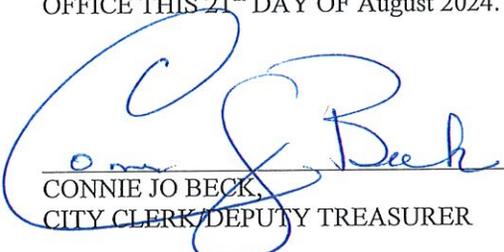
CERTIFICATION OF POSTING (August 21, 2024)

Notice of Public Hearing on Monday, September 16, 2024 at 6:30 p.m. RE: Proposed Amendment to the Redevelopment Plan for the City of St. Paul on property located at 1517 2<sup>nd</sup> Street (St. Paul Grocery Store)..... For the Community Development Agency (CDA) and City Council

I, THE UNDERSIGNED, CITY CLERK OF THE CITY OF ST. PAUL, NEBRASKA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF WHICH ANNOUNCEMENT WAS POSTED IN FOUR (4) USUAL PUBLIC PLACES ON August 21, 2024

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) CITIZENS BANK AND TRUST
- 3) HOWARD COUNTY COURT HOUSE (LOWER LEVEL)
- 4) U S POST OFFICE – ST. PAUL

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIALLY AND AFFIXED THE SEAL OF MY OFFICE THIS 21<sup>th</sup> DAY OF August 2024.

  
\_\_\_\_\_  
CONNIE JO BECK,  
CITY CLERK/DEPUTY TREASURER

\_\_\_\_\_  
MATTHEW HELZER  
UTILITIES SUPERINTENDENT

(Seal)



# ORDINANCE RECORD

No. 725 \*\*\* K-R Co \*\*\* OMAHA

STATE OF NEBRASKA,  
HOWARD COUNTY, ss.

## FILED FOR RECORD

## OPENING

MO. *Sept 26* DAY. *26* 19*57*  
AT *10* O'CLOCK, *A.M.* RECORDED  
IN BOOK *26* OF *21* PAGES  
BY *Wm. J. Erickson* COUNTY CLERK  
DEPUTY  
*#684* *9.00*

St. Paul, Nebraska.  
September 30, 1957.

The Mayor and Council of the City of St. Paul  
Howard County, Nebraska, met in regular (special) session  
in the City Hall at 8 o'clock P. M.  
Mayor Zlomke presided. City Clerk Erickson recorded  
the proceedings of this meeting.

## ROLL CALL

The Mayor instructed the Clerk to call the roll. The Clerk  
called the roll and the following Councilmen were present:

Elstermeier, Havlik, Jacobs, Southard

Absent: None

## ORDER OF BUSINESS

Whereupon the Mayor announced that the introduction of ordi-  
nances was now in order.

## ORDINANCE NO. 386

Introduction of Ordinance No. 386 of the City of  
St. Paul, Nebraska.

And the matter now coming before the Mayor and Council was the  
passage and approval of Ordinance No. 386 of the City of  
St. Paul, Nebraska. This ordinance was introduced by  
Councilman Elstermeier, and is in words and figures as follows,  
to-wit:

(Insert copy of ordinance as finally passed, signed and sealed  
here.)

## ORDINANCE NO. 386

AN ORDINANCE TO CONDITIONALLY VACATE A PORTION OF THIRD  
STREET AND AN ALLEY WITHIN BLOCK THIRTY FOUR, ORIGINAL TOWN  
OF ST. PAUL, NEBRASKA

Be it ordained by the Mayor and Council of the City of  
St. Paul, Nebraska

Section 1. Whereas, Ernest F. Cerney is one of the owners of  
Block Thirty-four in the Original Town of St. Paul, Howard County,  
Nebraska, and he has made application asking that a certain portion  
of Third Street and the alley within said Block Thirty-four be  
partially vacated, and it appears that said street and alley are not  
in any proper sense used as a part of a street or alley in said  
city, and we deem it advantageous and best for the interests of the  
city,

# ORDINANCE RECORD

No. 725 \*\*\* K-B Co. \*\*\* OMARA

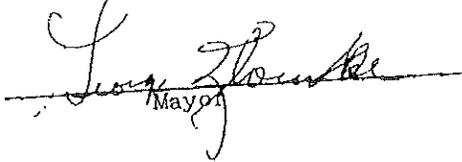
city to conditionally vacate a portion of said street and alley, now, therefore,

Section 2. That portion of Third Street located between Blocks Thirty-four and Thirty-five and the alley within Block Thirty-four, Original Town of St. Paul, Howard County, Nebraska, as surveyed, platted and recorded, subject to the exceptions hereinafter set forth, are hereby conditionally vacated and shall no longer be or constitute a part of the public highways, streets or public grounds, provided, however, the said City reserves and excepts to itself, its assigns and persons, firms, businesses and corporations granted and assigned rights by the issuances of franchises, forever, the right at any time or times to construct, operate, maintain, repair, replace, alter, remove, reconstruct, and inspect any and all public utilities and facilities, together with equipment, structures and appurtenances, of any nature or kind, whether owned publicly or privately, including but not limited to electrical, gas, water, sewer and open and closed drainage facilities with the right of ingress and egress over, on, across and under said premises conditionally vacated herein, and the said City further reserves the power to grant easements and franchises to accomplish any of the purposes set forth in this reservation and exception, and it is still further provided that this Ordinance shall not affect any existing highway or public road running in an easterly or westerly direction on or near "Q" Street in said City.

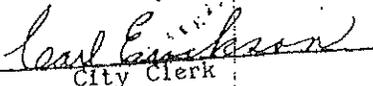
Section 3. The said conditionally vacated portion of said street and alley shall revert, subject to the provisions herein, to the owners of the lots abutting said street and alley in proportion to the respective ownership of such lots or grounds,

Section 4. This ordinance shall be in force from and after its passage, approval and publication as required by law.

Passed and approved this 30th day of September, 1957.

  
Mayor

ATTEST

  
City Clerk

(If copy of ordinance as finally passed requires more space, insert here additional blank page or pages at end of set.)

# ORDINANCE RECORD

No. 725 \*\*\* K-B Co. \*\*\* OMAHA

## FIRST READING

The Mayor then instructed the Clerk to read by title Ordinance No. 386 of the City of St. Paul, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 386 by title upon its first reading.

Whereupon Councilman Havlik moved that said Ordinance No. 386 be approved on its first reading and its title agreed to. Councilman Jacobs seconded this motion.

Whereupon Councilman Southard called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared said Ordinance No. 386 approved on its first reading and its title agreed to.

## SUSPENSION OF RULES

Whereupon it was moved by Councilman Elstermeier and seconded by Councilman Havlik that the statutory rules in regard to the passage and adoption of ordinances be suspended so that said ordinance might be introduced, read, approved and passed at the same meeting. Councilman Jacobs called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared the statutory rules in regard to the passage and approval of ordinances suspended so that Ordinance No. 386 might be read by title the first and second times and at large the third time, with the "Yeas" and "Nays" each time called and recorded, approved and passed at the same meeting.

## SECOND READING

Ordinance No. 386, now comes on for second reading. The Mayor instructed the Clerk to read said Ordinance No. 386 by title, upon its second reading. The Clerk then read said Ordinance No. 386 by title upon its second reading.

Whereupon Councilman Southard moved that said Ordinance No. 386 be approved upon its second reading and its title agreed to. Councilman Elstermeier seconded this motion.

Whereupon Councilman Havlik called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared said Ordinance No. 386 approved on its second reading and its title agreed to.

# ORDINANCE RECORD

No. 726 \*\*\* K-B Co. \*\*\* OMAHA

## THIRD READING

Said Ordinance No. 386 now comes on for third reading.  
The Mayor instructed the Clerk to read said Ordinance No. 386 at large upon its third reading. The Clerk read said Ordinance No. 386 at large upon its third reading.  
Whereupon Councilman Jacobs moved that said Ordinance No. 386 be approved on its third reading and its title agreed to. Councilman Southard seconded this motion.  
The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:  
Yeas: Elstermeier, Havlik, Jacobs, Southard  
Nays: None.  
Motion: Carried.  
Whereupon the Mayor declared said Ordinance No. 386 approved on its third reading and its title agreed to.

## FINAL PASSAGE

Whereupon the Mayor declared said Ordinance No. 386 of the City of St. Paul, Nebraska, having been read, by title, the first and second times and at large the third time, the rules having been suspended, and the "Yeas" and "Nays" having been called and recorded four times, and each time duly approved and its title agreed to, the question is "Shall said Ordinance No. 386 of the City of St. Paul, Nebraska, finally pass?"  
Councilman Havlik called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:  
Yeas: Elstermeier, Havlik, Jacobs, Southard  
Nays: None.  
Motion: Carried.  
Four members of the Council, having voted on the affirmative for the passage and approval of said Ordinance No. 386, the Mayor declared said Ordinance No. 386 duly passed and adopted as an ordinance of the city of St. Paul, Nebraska.

## APPROVAL

Whereupon the Mayor approved said Ordinance No. 386 of the City of St. Paul, Nebraska, by subscribing his name thereto, and the Clerk attested said signature of the Mayor by subscribing his name thereto and affixing thereon the seal of the City of St. Paul, Nebraska.  
The above proceedings of the Mayor and Council of this City with reference to the ordinance aforesaid, were had on the 30th day of September, 19 57.

## PUBLICATION

Whereupon it was moved by Councilman Jacobs and seconded by Councilman Southard that said Ordinance No. 386 be published in The Phonograph (INSERT NAME OF NEWSPAPER ABOVE) a legal newspaper one time as required by law.  
Motion carried.

Approved:

*George Tomber*  
Mayor.

Attest:

*L. A. Erickson*  
City Clerk.

(SEAL) BO-COUNTY

STATE OF NEBRASKA,  
HOWARD COUNTY

96  
AR. 5. 11. 1957

**ORDINANCE NO. 286**  
AN ORDINANCE TO CON-  
DITIONALLY VACATE A POR-  
TION OF THIRD STREET AND  
AN ALLEY WITHIN BLOCK  
THIRTY FOUR, ORIGINAL  
TOWN OF ST. PAUL, NEBR-  
ASKA.

Be it ordained by the Mayor  
and Council of the City of St.  
Paul, Nebraska:

Section 1. Whereas, Ernest F.  
Cerney is one of the owners of  
Block Thirty-four in the Original  
Town of St. Paul, Howard Coun-  
ty, Nebraska, and he has made  
application asking that a certain  
portion of Third Street and the  
alley within said Block Thirty-  
four be partially vacated, and it  
appears that said street and al-  
ley are not in any proper sense  
used as a part of a street or al-  
ley in said city, and we deem it  
advantageous and best for the in-  
terests of the city to condition-  
ally vacate a portion of said street  
and alley, now, therefore:

Section 2. That portion of  
Third Street located between  
Blocks Thirty-four and Thirty-  
five and the alley within Block  
Thirty-four, Original Town of St.  
Paul, Howard County, Nebraska,  
as surveyed, platted and recor-  
ded, subject to the exceptions  
hereinafter set forth, are hereby  
conditionally vacated and shall  
no longer be or constitute a part  
of the public highways, streets  
or public grounds, provided, how-  
ever, the said City reserves and  
excepts to itself, its signs and  
permits, firms, businesses and  
concessions granted and assign-  
ed rights by the issuances of  
franchises, forever, the right at  
any time or times to construct,  
operate, maintain, repair, replace,  
alter, reconstruct, and  
inspect any and all utilities  
and facilities, together with  
equipment, structures and appur-  
tenances, of any nature or kind,  
whether owned publicly or pri-  
vately, including, but not limited  
to, electrical, gas, water, sewer  
and open and closed drainage fac-  
ilities with the right of ingress  
and egress over, on, across and  
under said premises conditionally  
vacated herein, and the said City  
further reserves the power to  
grant easements and franchises  
to accomplish any of the purposes  
set forth in this reservation and  
exception, and it is still further  
provided that this Ordinance  
shall not affect any existing high-  
way or public road running in  
an easterly or westerly direction  
on or near "O" Street in said  
City.

(Note: Pa

BYRON F. PHILLIPS  
being duly sworn, deposes and says he is the  
EDITOR

of THE PHONOGRAPH, a legal weekly  
newspaper under the Statutes of the  
State of Nebraska, published in Howard  
County, Nebraska, and of general circ-  
ulation in said county, and that the an-  
nexed notice has been published in the  
regular and entire issue of every number  
of THE PHONOGRAPH ..... con-  
secutive weeks, the first publication there-  
of having been made on the ..... day of

January, 1957  
*Byron F. Phillips*

Subscribed and sworn to before me this  
JAN 6 1957 A. D. 1957  
day of

*R. L. ...*  
Notary Public

My Commission Expires

My Commission Expires  
Feb. 3, 1962

Publication above.)

Section 3. The said condition-  
ally vacated portion of said street  
and alley shall revert, subject to  
the provisions herein, to the own-  
ers of the lots abutting said  
street and alley in proportion to  
the respective ownership of such  
lots or grounds.

Section 4. This ordinance shall  
be in force from and after its  
passage, approval and publication  
as required by law.

Passed and approved this 30th  
day of September, 1957.

GEORGE ZLOMKIE,  
Mayor

ATTEST:  
CARL ERICKSON,  
City Clerk

# ORDINANCE RECORD

No. 125 \*\*\* K-B Co. \*\*\* OMAHA

## CERTIFICATE OF PASSAGE

STATE OF NEBRASKA,  
COUNTY OF Howard  
CITY OF

} ss. 17-519, C. S. N., 1929.  
}

I, Carl Erickson, City Clerk of the City of St. Paul, Howard County, Nebraska, hereby certify that the annexed ordinance, purporting to be Ordinance No. 386 of said City, was passed as such by the Mayor and Council of the City of St. Paul, Howard County, Nebraska, pursuant to the rules and regulations prescribed by general law and by said City for the passage of ordinances, and was duly approved by the Mayor of said City, said passage and approval having been made on the 30th day of September 19 57, with respect to said ordinance aforesaid which said Ordinance No. 386 has been published in a legal newspaper, The Phonograph, by authority of the Mayor and Council of said City under direction of its duly constituted authorities pursuant to resolution of the Mayor and Council thereof.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal this 14th day of January, A. D. 1959.

Carl Erickson  
City Clerk.

(SEAL)

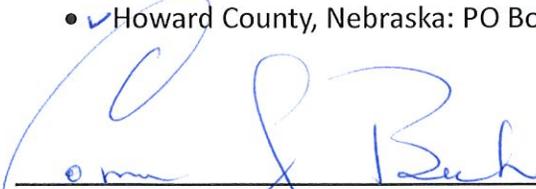
**CITY OF ST. PAUL**  
**CERTIFICATE OF MAILING**

- (1) Planning Commission Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.
  
- (2) Community Development Agency (CDA) Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.
  
- (3) City Council Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.

I, Connie Jo Beck, City Clerk/Deputy Treasurer and Laura Berthelsen, Deputy Clerk of the City of St. Paul, Nebraska, do hereby certify that I sent notices to the attached list on the 21st day of August 2024.

**Notification sent to the following taxing entities regarding the public hearings of the: (1) Planning Commission; (2) Community Development Agency (CDA); and (3) City Council.**

- ✓ St. Paul Public School: PO Box 325, St. Paul, NE 68873
- ✓ Lower Loup NRD: 2620 Airport Drive, Ord, NE 68862
- ✓ Loup Basin Reclamation District: PO Box 137, Farwell, NE 68838
- ✓ Central Community College: PO Box 4903 Grand Island, NE 68802
- ✓ ED Service Unit #10: PO Box 850 Kearney, NE 68848
- ✓ Howard County Agricultural Society: PO Box 11, St. Paul, NE 68873
- ✓ Hoard County Historical Society: PO Box 1, St. Paul, NE 68873
- ✓ Howard County, Nebraska: PO Box 25, St. Paul, NE 68873

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

  
\_\_\_\_\_  
Laura Berthelsen, Deputy Clerk



Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Central Comm. College  
 PO Box 4903  
 Grand Island NE 68802



9590 9402 7789 2152 1705 60

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9712

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Signature]*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ED Service Unit #10  
 PO Box 850  
 Kearney NE 68848



9590 9402 7789 2152 1712 53

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9712

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Nicole Clark*

- Agent
- Addressee

B. Received by (Printed Name)

*Nicole Clark*

C. Date of Delivery

8-23-24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Howard County, NE  
 PO Box 25  
 SF Paul NE 68873



9590 9402 7789 2152 1707 20

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9743

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Carolyn Scarborough*

- Agent
- Addressee

B. Received by (Printed Name)

*Carolyn Scarborough*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ho. Co Agri. Society  
 P O Box 11  
 St Paul NE 68873



9590 9402 7789 2152 1712 46

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9729

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Bridgett Lassen*  Agent  
 Address

B. Received by (Printed Name)  
 Bridgett Lassen

C. Date of Delivery  
 8-30-24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ho. Co Hist. Society  
 P O Box 1  
 St Paul NE 68873



9590 9402 7789 2152 1712 39

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9736

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Kari L Pierson*  Agent  
 Address

B. Received by (Printed Name)  
 Kari L Pierson

C. Date of Delivery  
 8/24/24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Loup Basin Reclam. Dist.  
 P O Box 137  
 Farwell NE 68838



9590 9402 7789 2152 1705 53

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9736

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Lori B Boyle*  Agent  
 Address

B. Received by (Printed Name)  
 Lori B Boyle

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery

Domestic Return Receipt

Gnoc Store

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> X <i>Jane Klanecky</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:  <i>Lower Loup NRD            2620 Airport Dr.            Ord NE 68862</i></p>  <p>9590 9402 7789 2152 1705 84</p>	<p>B. Received by (Printed Name)  <i>Jane Klanecky</i></p>	<p>C. Date of Delivery  <i>8-23-24</i></p>
<p>2. Article Number (Transfer from service label)            7022 0410 0000 4393 1464</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Gnoc Store

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> X <i>Terri Townsend</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:  <i>St. Paul Public School            PO Box 325            St Paul NE 68873</i></p>  <p>9590 9402 7789 2152 1710 93</p>	<p>B. Received by (Printed Name)  <i>Terri Townsend</i></p>	<p>C. Date of Delivery  <i>8-22-24</i></p>
<p>2. Article Number (Transfer from service label)            7022 0410 0000 4393 1457</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **Planning Commission** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

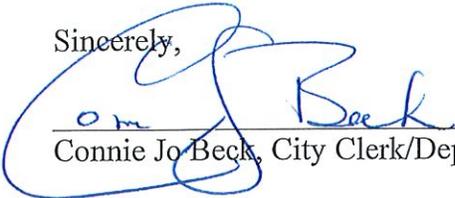
This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the **Planning Commission** of the City of St. Paul, Nebraska will hold a public hearing at **12:00 p.m. (Noon) on Monday, September 9, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

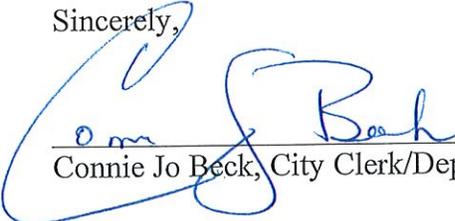
This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the Community Development Agency (CDA) of the City of St. Paul, Nebraska will hold a public hearing at **6:30 p.m. on Monday, September 16, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

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Sincerely,



Connie Jo Beck, City Clerk/Deputy Treas.



"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **City Council** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

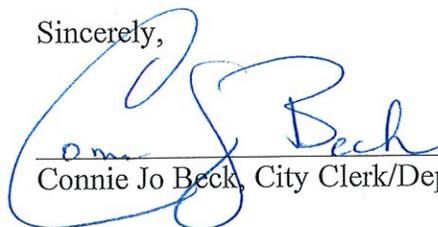
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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Sincerely,

\_\_\_\_\_  
City Clerk



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

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Sincerely,



Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

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Amendment to the Redevelopment Plan

Dear Interested Party:

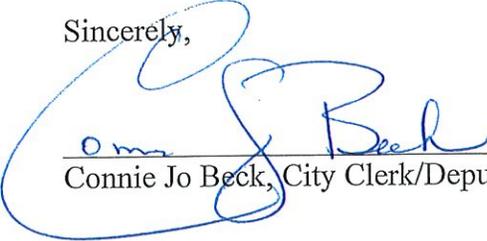
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Sincerely,

  
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Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Loup Basin Reclamation District  
PO Box 137  
Farwell, NE 68838

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the **Planning Commission** of the City of St. Paul, Nebraska will hold a public hearing at **12:00 p.m. (noon) on Monday, September 9, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

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Phone (308) 754-4483

August 21, 2024

Loup Basin Reclamation District  
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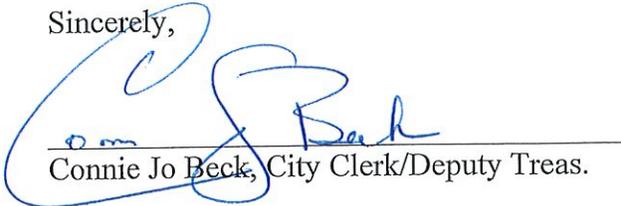
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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Central Community College  
PO Box 4903  
Grand Island, NE 68802

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Central Community College  
PO Box 4903  
Grand Island NE 68802

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

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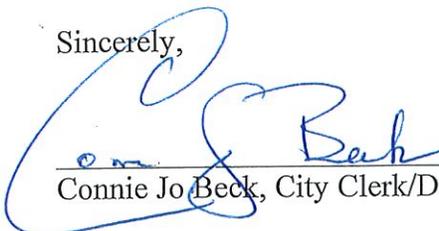
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August 21, 2024

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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

ED Service Unit #10  
PO Box 850  
Kearney, NE 68848

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Ed Service Unit #10  
PO Box 850  
Kearney NE 68848

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Dear Interested Party:

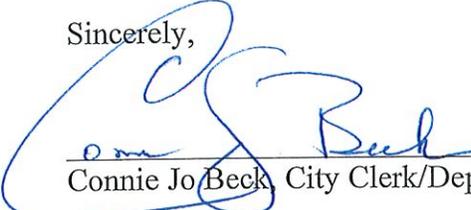
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704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

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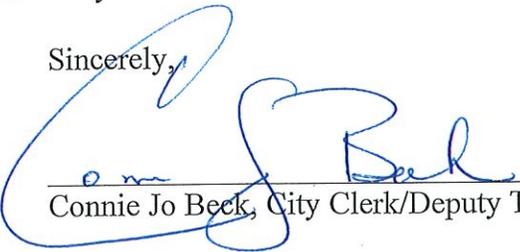
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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Howard County Agricultural Society  
PO Box 11  
St. Paul, NE 68873

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

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August 21, 2024

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Phone (308) 754-4483

August 21, 2024

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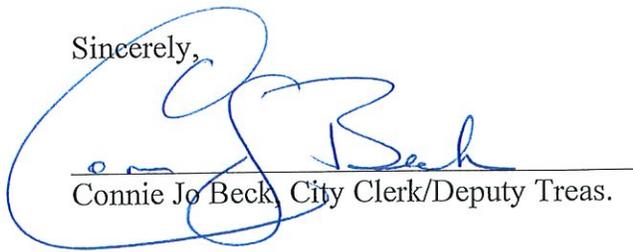
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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Howard County Historical Society  
PO Box 1  
St. Paul, NE 68873

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
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704 6th Street • St. Paul, NE 68873

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August 21, 2024

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704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

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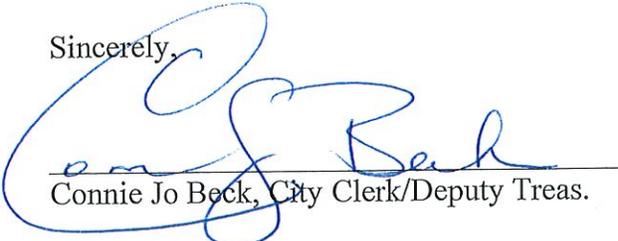
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# City of St. Paul, Nebraska

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704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

County of Howard, Nebraska  
PO Box 25  
St. Paul, NE 68873

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Nebraska – Amendment to the Redevelopment Plan

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Sincerely,



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

County of Howard, Nebraska  
PO Box 25  
St. Paul NE 68873

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

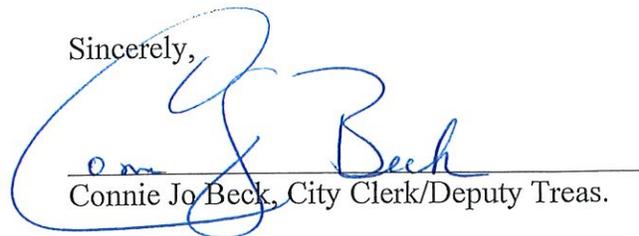
This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the Community Development Agency (CDA) of the City of St. Paul, Nebraska will hold a public hearing at **6:30 p.m. on Monday, September 16, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

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Sincerely,



Connie Jo Beck, City Clerk/Deputy Treas.



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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

County of Howard, Nebraska  
PO Box 25  
St. Paul NE 68873

Re: Public Hearing of the **City Council** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

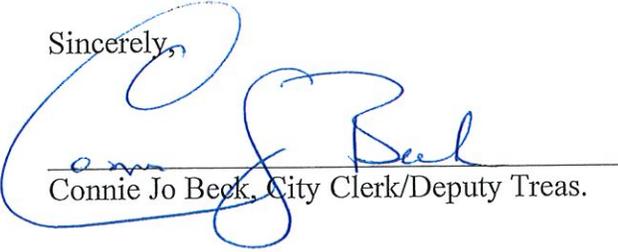
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



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**PLANNING AND ZONING COMMISSION  
OF THE CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2024-PZ-2**

(Amendment to the Redevelopment Plan for the City of St. Paul -  
Hometown Market Redevelopment Project)

**A RESOLUTION OF THE PLANNING AND ZONING 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 HOMETOWN MARKET REDEVELOPMENT PROJECT.**

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 September 9, 2024, the Planning and Zoning 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 and Zoning 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 and Zoning 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.

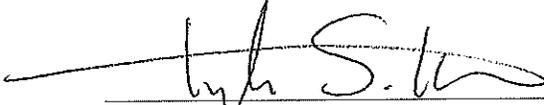
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth 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 and Zoning 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 and Zoning Commission on this 9<sup>th</sup> day of September, 2024.

PLANNING AND ZONING COMMISSION OF  
THE CITY OF ST. PAUL, NEBRASKA

  
\_\_\_\_\_  
Chairperson

**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION #2024- 17**

**(Redevelopment Plan Amendment -  
Hometown Market Redevelopment Project)**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY  
OF ST. PAUL, NEBRASKA, RECOMMENDING APPROVAL AND ADOPTING AN  
AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL,  
NEBRASKA AND COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT  
IN THE REDEVELOPMENT PLAN AMENDMENT.**

**RECITALS**

- A. The City of St. Paul, Nebraska (“City”) has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has prepared an amendment to the Redevelopment Plan in the form attached as Exhibit “A” (the “Redevelopment Plan Amendment”).
- C. The Redevelopment Plan Amendment would create a redevelopment project in the redevelopment area on property described in the Redevelopment Plan Amendment (the “Project”).
- D. The Project would use Tax Increment Financing from a specified project site pursuant to Section 18-2147 of the Act to assist in paying for the costs incurred by the City to construct the eligible public improvements for the Project.
- E. The CDA is required under Section 18-2113(2) of the Act to conduct a cost-benefit analysis for a redevelopment project which will use Tax Increment Financing.
- F. The CDA has conducted a cost-benefit analysis for the Project and said cost-benefit analysis is attached to the Redevelopment Plan Amendment as Exhibit “C” (the “Cost-Benefit Analysis”).
- G. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning and Zoning Commission of the City of St. Paul, Nebraska (the “Planning and Zoning Commission”).
- H. The Planning and Zoning Commission recommended the approval of the Redevelopment Plan Amendment on September 9, 2024.
- I. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

**Resolution 2024-17**

J. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan Amendment and the Cost-Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the Community Development Agency of the City of St. Paul, Nebraska, as follows:

1. The cost and benefits set forth in the Cost Benefit Analysis have been found to be in the long-term best interest of the City.
2. The CDA hereby approves the Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. 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.
2. The Redevelopment Plan Amendment will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of St. Paul.
3. The Redevelopment Plan Amendment is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan Amendment and recommends approval and adoption by the City Council of the City of St. Paul.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 16<sup>th</sup> day of September, 2024.

COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA



ATTEST:

\_\_\_\_\_  
Chairperson/**Mayor Mike Feeken**

\_\_\_\_\_  
Secretary/**City Clerk Connie Jo Beck**

**Exhibit "A"**  
**Redevelopment Plan Amendment**

[Attached]

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

**(HOMETOWN MARKET 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, as set forth in the Redevelopment Plan.

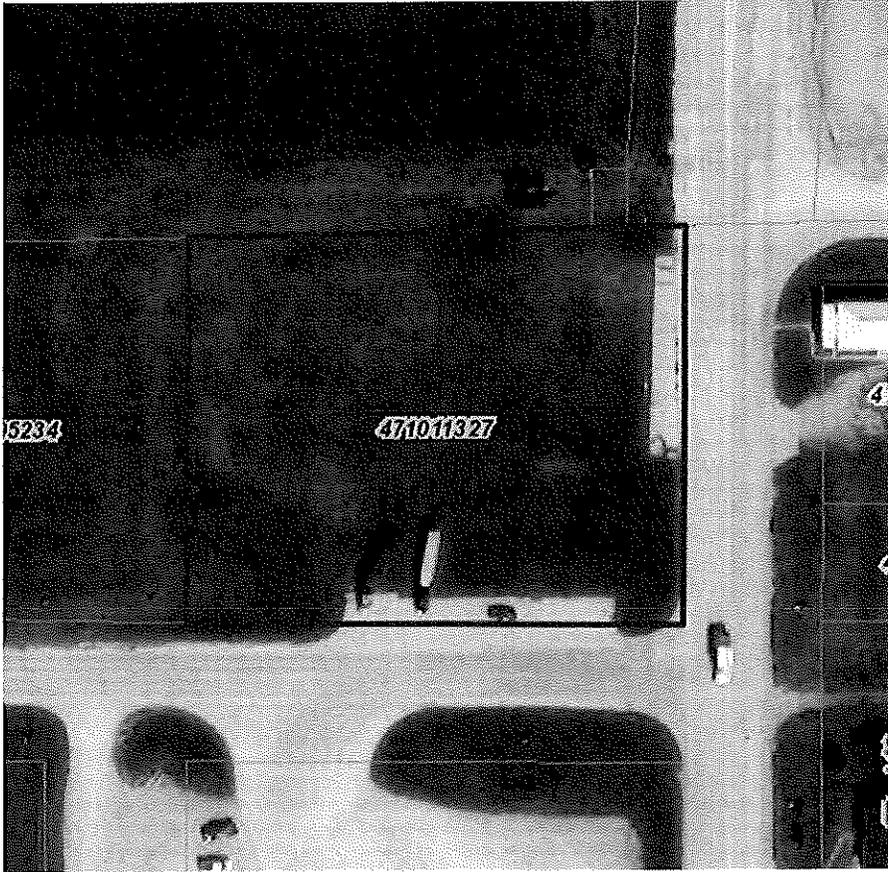
Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the “Act”), St. Paul created the Community Development Agency of the City of St. Paul (“CDA”), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the “Redevelopment Area”), which is primed for redevelopment under the Act. 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, which is located within the Redevelopment Area, is legally described on the attached and incorporated Exhibit “A” (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. The Existing Land Use Map of the Comprehensive Plan of St. Paul, adopted on May 18, 2015 as Ordinance No. 952 (the “Comprehensive Plan”), identifies the Project Site as single family residential; however, the property remains vacant. Furthermore, the Future Land Use Map of the Comprehensive Plan designates the Project Site as highway commercial. The Redevelopment Plan contemplates the use of the Project Site for commercial redevelopment projects, providing that “commercial land uses are planned to remain in their current locations along the primary transportation corridor, 2nd Street (Highway 281).”

The Project Site is depicted below:



### **The Redevelopment Project**

St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”) currently owns the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to construct and operate an approximately 16,115 square foot grocery store that will replace Redeveloper’s current grocery store location in St. Paul at 813 6th Street. Preliminary building plans for the Project are included on the attached and incorporated Exhibit “A-1”. Construction of the grocery store at the Project Site will enable Redeveloper to better serve customers and the community by providing several additional facility features, including, among others, additional customer parking, a designated area for curb-side grocery pick-up services, efficient loading dock areas separate from customer traffic, and additional space for various expanding product lines.

Redeveloper shall construct and install all the public and private improvements for the Project. The Project Site does not have sufficient public infrastructure to support any development at this point. Redeveloper intends to construct the required utility infrastructure to support the Project, including but not limited to: sidewalks, water, sewer, and electrical improvements, among other

things. However, Redeveloper does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper desires to utilize the tax increment financing ("TIF") generated by the private improvements constructed on the Project Site to repay the costs of installing the public improvements and associated expenses. The use of TIF to assist with the costs of the public improvements will make the Project feasible.

Construction on the public and private improvements is anticipated to commence in spring of 2025 and be fully completed in 2025, depending on contractor schedule and Redeveloper's ability to obtain initial financing. Once construction has been completed, Redeveloper intends to operate the Project Site as a grocery store under the name "Hometown Market." As described above, Hometown Market will act to replace Redeveloper's current grocery store, located at 613 6th Street.

The preliminary estimated total cost of the Project is \$4,180,207. The total cost includes an estimated \$839,492 of TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth on Exhibit "B". These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. Redeveloper 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.

Without TIF, construction of the improvements on the Project Site would be cost prohibitive and Redeveloper could not complete the Project as intended, enabling business expansion and additional grocery store facility features and services to be provided to the City.

### **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 the 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.

The Project will support approximately \$555,380 in TIF Indebtedness based upon the projected base value of \$116,658, an anticipated completed valuation of \$2,100,000, and a 0.0% interest rate for the TIF Note. The TIF-eligible uses identified by the Redeveloper, together with the costs of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$555,380. The projected TIF Uses and Sources are set forth in more detail on the attached and incorporated Exhibit "B". The final, actual costs of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The first year that the tax increment is anticipated to be captured will be 2026, which remains dependent on the construction schedule and any partial valuation in 2025 during construction. The real property ad valorem taxes on the base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from development of the Project Site for operation as a grocery store as previously described. The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

### **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 the construction of a commercial grocery store. 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

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Project is anticipated to increase traffic to and from the Project Site; however, the adjacent O Street and Highway 281 (a major arterial) are designed for significant traffic counts and are sufficient to handle increases in traffic from the Project Site.

### E. Parking

Adequate parking will be constructed for the Project to meet or exceed the parking requirements set forth in the applicable zoning district. More specifically, Redeveloper anticipates that the Project will include construction of approximately 65 parking spaces, as depicted on the attached Exhibit "A".

### F. Zoning, Building Code, and Ordinances

No additional zoning, building code, or ordinance changes will be necessary for the Project. The Project Site is currently zoned as Highway Commercial, in which stores or shops for sale of household and grocery goods at retail are deemed permitted uses. Redeveloper shall be responsible for any replatting, permitting, or other governmental approvals that are necessary for the Project.

## **Comprehensive Plan**

The Comprehensive Plan, prepared by JEO Consulting Group, Inc., was adopted by the City on May 18, 2015. 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 maintain and expand the variety of retail and commercial service activities and densities available to residents as well as visitors to the community.
- New office, retail and commercial development should be provided in locations within the existing city boundaries that conveniently serve existing neighborhoods, downtown, or in areas designated on the Future Land Use Map such as along Highways 281 and 92.
- Commercial districts should be located in sites supported by adequate road capacity – commercial development should be linked to the implementation to the transportation plan.

- Future commercial retail and business park development should be coordinated and encouraged along the Highway 281 corridor.

Furthermore, Section 4 of the Comprehensive Plan details the characteristics of a Highway Commercial use category, including:

- Larger, more intense commercial developments [such as grocery stores] be located nearer to major streets.
- Located throughout town along major corridors, the intensity of particular uses suited to the character of the surrounding area.
- Neighborhoods should be served by small-scale commercial developments where appropriate, providing uses that serve the convenience and daily needs of nearby residents.

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.
- The Plan notes that the 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.

### **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 "C" and incorporated by this reference.

### **Additional Project Information from the Redeveloper**

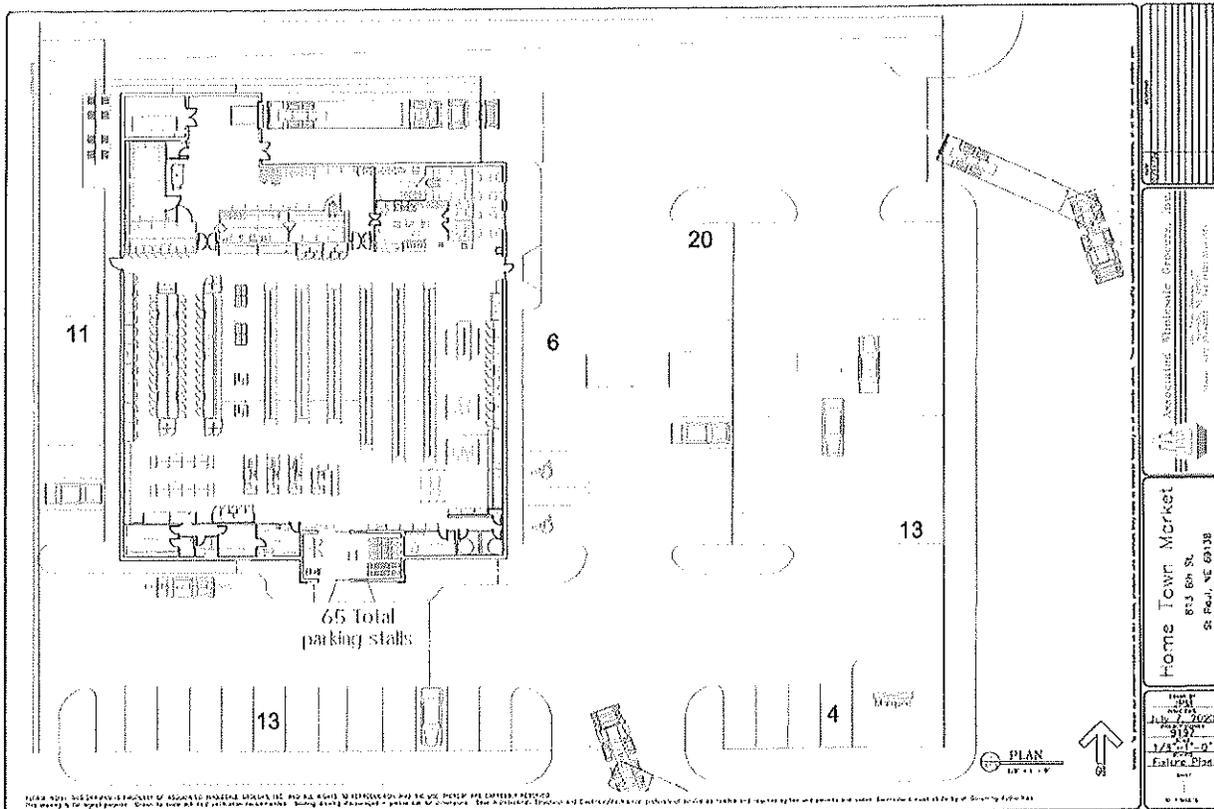
The CDA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to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

**EXHIBIT "A"**  
**Project Site**

The legal description for the Project Site is as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

Below is a depiction of the preliminary site plan for the Project:



The preliminary building plans for the Project on the Project site are attached hereto as Exhibit "A-1" for reference.

# EXHIBIT "A-1"

## Preliminary Building Plans

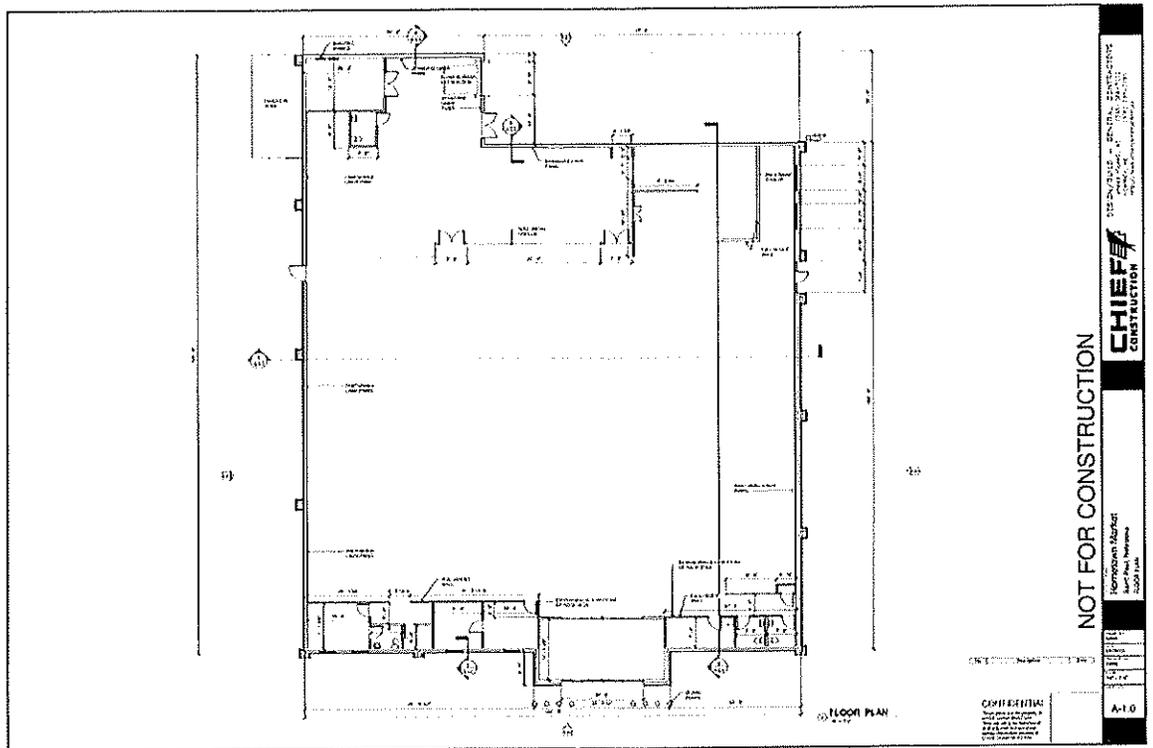
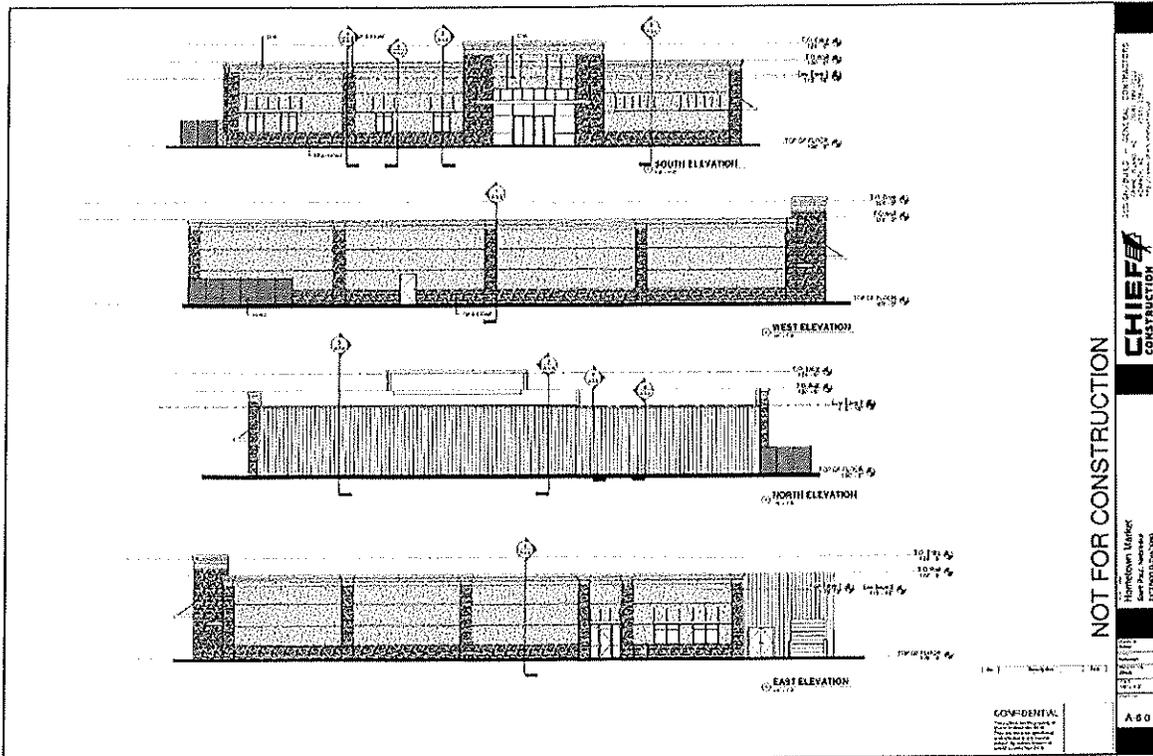
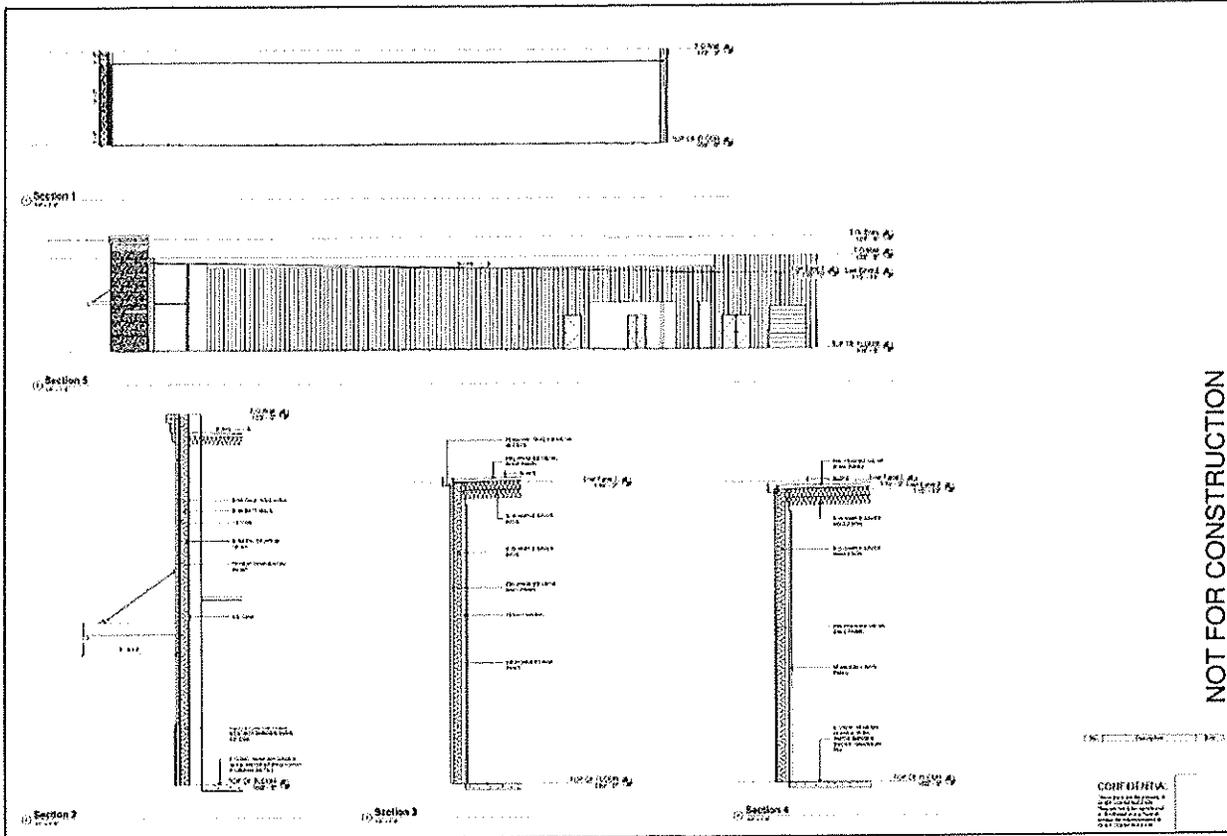


Exhibit "A-1"



NOT FOR CONSTRUCTION

RESIDENTIAL - GENERAL CONTRACTORS  
 10000 W. 10th Avenue, Suite 100  
 Golden, CO 80401  
 (303) 440-1100  
 www.chiefconstruction.com

**CHIEF**  
 CONSTRUCTION

Project: [Redacted]  
 Location: [Redacted]  
 Date: [Redacted]

**CONFIDENTIAL**

A-50

Exhibit "A-1"

**EXHIBIT "B"**  
**Projected TIF Sources and Uses**

**TIF SOURCES:** TIF authorized up to the amount of \$555,380, based upon the anticipated cost of the eligible TIF uses described below:

**Assumptions:**

Tax Levy:	1.885677
Project Site Base Value	\$116,658
Interest Rate	0%

**TIF Calculation:**

	Value	Taxes
Base Year	\$116,658	\$2,200
Completed	\$2,100,000	\$39,599
Increment	\$1,983,342	\$37,399

Annual TIF	\$37,399
Less 1% Treas. Fee	\$37,025
Total TIF (15 yrs)	\$555,380
<b>TIF Indebtedness</b>	<b>\$555,380</b>

**TIF USES:**

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

<b>Site Development Construction</b>	<b>Cost</b>
<b>Site Work Development</b>	
Site Grading-Stripping / Mobilization/ Erosion Control	\$ 7,331.00
Provide Place and compact fill for building & paving	\$ 37,453.00
Backfill around building & paving, remove excess	\$ 7,500.00
Crushed Concrete Sub Base Materials	\$ 23,970.00
Entrance Track Out Pad	\$ 3,500.00
<b>Paving</b>	
6" Concrete Pavement	\$ 215,002.00
Concrete Integral Curb	\$ 10,360.00
4" Sidewalks	\$ 19,120.00

Utilities	
Water & Sewer Service	\$ 45,817.00
Storm Sewer	\$ 73,458.00
Gas Service	\$ 12,500.00
Electrical	
Site Electrical (Service Primary)	\$ 27,175.00
Landscaping	
Landscaping Allowance	\$ 35,000.00
Enhancements above Code	
Stone Veneer on East & West Sides in lieu of metal Panel	\$ 35,700.00
EIFS System on East & West Sides in lieu of Metal Panels	\$ 83,580.00
Metal Stud Framing & Sheathing: Backer for Stone & EFIS	\$ 36,190.00
Building canopies on East Side	\$ 13,624.00
<b>Sub-Total</b>	
<b>Sitework/Paving/Utilities/Landscaping/Enhancements</b>	<b>\$ 687,280.00</b>
Architectural/Engineering	
Architectural/Structural Fees	\$ 105,712.00
Civil Design & Engineering	\$ 21,000.00
SWPP Design/Inspections	\$ 5,500.00
Geotechnical investigation	\$ 7,500.00
Construction Phase Testing, Survey	\$ 12,500.00
<b>Sub Total Arch/Eng</b>	<b>\$ 152,212.00</b>
<b>Total Anticipated Eligible Costs</b>	<b>\$ 839,492.00</b>

Exhibit "B"

**EXHIBIT "C"**  
**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 analysis for the Hometown Market 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:**

There are no negative tax shifts resulting from this Project. The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. It is anticipated that the Project will create approximately \$1,983,342 of incremental valuation. Because the Project Site does not have the necessary infrastructure for any development, there would not be any increase in valuation on the Project Site without the Project. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years of each phase.

Anticipated Tax Shift:

a.	Estimate Base Project Area Valuation:	\$116,658
b.	Max. Projected Completed Project Assessed Valuation:	\$2,100,000
c.	Projected Tax Increment Base (b. minus a.):	\$1,983,342
d.	Estimated Tax Levy:	1.885677
e.	Annual Projected Tax Shift:	\$37,399

*Note: The Anticipated 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 cost of the private improvements is anticipated to be approximately \$4,180,207 for construction and installation of the Project, with the approximately \$839,492 spent on TIF eligible public improvements on the Project Site. The public improvements will immediately support the

Project Site for commercial development, as further detailed in the Plan Amendment. The anticipated public infrastructure improvements include, without limitation: lighting, water, sanitary sewer, storm sewer, electrical, street, and sidewalks, along with any other improvements determined to be necessary by the City to support the Project.

The CDA anticipates \$555,380 of public improvements will be financed with the proceeds of tax increment financing indebtedness from the Project, with the remainder to be paid by the Redeveloper. The CDA has determined that the use of TIF and the redevelopment of the Property is in the best interests of the City. The 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 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 and expansion of 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 as a result of the development of the grocery store on the Project Site. 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:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create a new commercial and retail opportunity, specifically, a larger and improved grocery store in the City. This

is viewed as positive impacts for employers, specifically but without limitation, the size of the new grocery store will allow all departments to expand and offer more products, there will be an area designated for grocery pick-up service, and the new store will include a “Chester’s Chicken” with seating area. As stated in the Comprehensive Plan, there is a need for additional commercial amenities in the City. Commercial options such as a local grocery store will benefit the community and create a better environment for recruiting new employees to the City. Without the use of TIF, the Project Site will remain vacant because there will be no infrastructure to support any development.

**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 should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project will create new business expansion within the City and improve retail and grocery services currently available in the City. Having local options for groceries and other retail services will reduce the necessity of residents traveling to Grand Island for their general shopping needs, and this should result in attracting more potential employees to the City and keeping more business in the community. The Project will further facilitate new growth in the Redevelopment Area.

**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 a new business on the Project Site, which is intended to increase employment. The Project is anticipated to maintain 40-50 employees, a portion of which being re-employed from the previous grocery store location. The increase in employment and population as a result of the project is not anticipated to substantially affect the school population. The Project does not include any residential aspect.

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

The Project will create additional infrastructure that will not only benefit the Project, but the future development in adjacent areas of the Redevelopment Area. Therefore, the Project also has a positive multiplying effect of being necessary to potentially create even more development in the City.

**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.

4862-2460-2301, v. 2

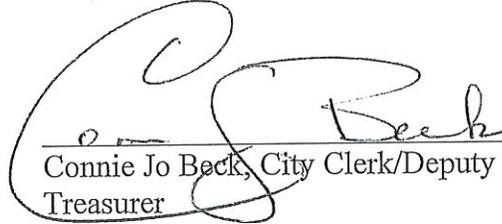
## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Community Development Agency (CDA) of the City of St. Paul, Nebraska, that a public hearing will be held at **6:30 p.m. on Monday, September 16, 2024**, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy  
Treasurer

[Publish Twice: August 28 and September 4, 2024]

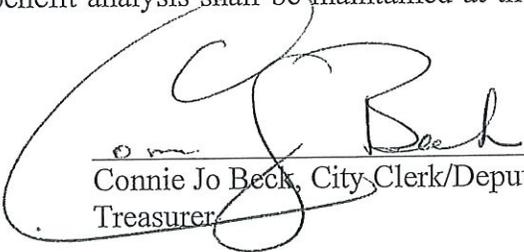
## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the **City Council** of the City of St. Paul, Nebraska, that a public hearing will be held at **6:30 p.m. on Monday, September 16, 2024**, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy  
Treasurer

**[Publish Twice: August 28 and September 4, 2024]**

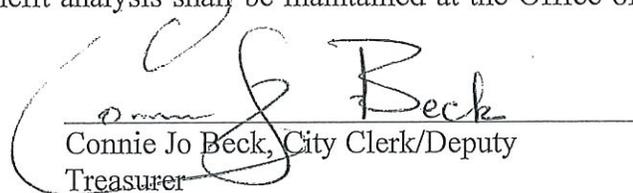
## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the **Planning Commission** of the City of St. Paul, Nebraska, that a public hearing will be held at **12:00 p.m.** (Noon) on **Monday, September 9, 2024**, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy  
Treasurer

[Publish Twice: August 21 and August 28, 2024]

City of St. Paul  
704 6<sup>th</sup> Street  
ST. PAUL, NEBRASKA 68873

**CERTIFICATION OF POSTING**

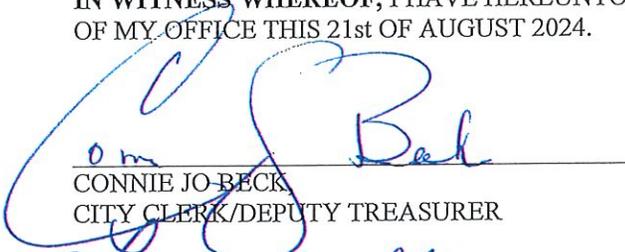
I, **Connie Jo Beck**, City Clerk/Deputy Treasurer and **Laura Berthelsen**, Deputy Clerk of the City of St. Paul, Nebraska, do hereby certify that I posted notices to the attached list on the 21st day of August 2024

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) UNITED STATES POST OFFICE
- 3) HOWARD COUNTY COURT HOUSE
- 4) CITIZENS BANK & TRUST

**Subject:**

- (1) Planning Commission (September 9, 2024) - Notice of Public Hearing RE: Proposed Amendment to Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.
- (2) Community Development Agency (CDA) (September 16, 2024) - Notice of Public Hearing RE: Proposed Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.
- (3) City Council (September 16, 2024) - Notice of Public Hearing RE: Proposed Amendment to Redevelopment Plan on August 21, 2024 regarding the St. Paul Grocery Store located at 1517 2<sup>nd</sup> Street.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIALLY AND AFFIXED THE SEAL OF MY OFFICE THIS 21st OF AUGUST 2024.

  
\_\_\_\_\_  
CONNIE JO BECK  
CITY CLERK/DEPUTY TREASURER

  
\_\_\_\_\_  
LAURA BERTHELSEN, DEPUTY CLERK

(Seal)



CITY OF ST. PAUL  
704 6<sup>TH</sup> STREET  
ST. PAUL, NEBRASKA 68873

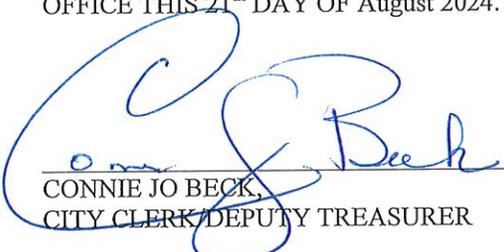
CERTIFICATION OF POSTING (August 21, 2024)

Notice of Public Hearing on Monday, September 16, 2024 at 6:30 p.m. RE: Proposed Amendment to the Redevelopment Plan for the City of St. Paul on property located at 1517 2<sup>nd</sup> Street (St. Paul Grocery Store)..... For the Community Development Agency (CDA) and City Council

I, THE UNDERSIGNED, CITY CLERK OF THE CITY OF ST. PAUL, NEBRASKA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF WHICH ANNOUNCEMENT WAS POSTED IN FOUR (4) USUAL PUBLIC PLACES ON August 21, 2024

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) CITIZENS BANK AND TRUST
- 3) HOWARD COUNTY COURT HOUSE (LOWER LEVEL)
- 4) U S POST OFFICE – ST. PAUL

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIALLY AND AFFIXED THE SEAL OF MY OFFICE THIS 21<sup>th</sup> DAY OF August 2024.

  
\_\_\_\_\_  
CONNIE JO BECK,  
CITY CLERK/DEPUTY TREASURER

\_\_\_\_\_  
MATTHEW HELZER  
UTILITIES SUPERINTENDENT

(Seal)



# ORDINANCE RECORD

No. 725 \*\*\* K-R Co \*\*\* OMAHA

STATE OF NEBRASKA,  
HOWARD COUNTY, ss.

## FILED FOR RECORD

## OPENING

MO. *Sept 26* DAY. *26* 19*57*  
AT *10* O'CLOCK, *A.M.* RECORDED  
IN BOOK *26* OF *200* PAGES  
BY *Wm. J. Erickson* COUNTY CLERK  
DEPUTY  
*#684* *9.00*

St. Paul, Nebraska.  
September 30, 1957.

The Mayor and Council of the City of St. Paul  
Howard County, Nebraska, met in regular (special) session  
in the City Hall at 8 o'clock P. M.  
Mayor Zlomke presided. City Clerk Erickson recorded  
the proceedings of this meeting.

## ROLL CALL

The Mayor instructed the Clerk to call the roll. The Clerk  
called the roll and the following Councilmen were present:

Elstermeier, Havlik, Jacobs, Southard  
Absent: None

## ORDER OF BUSINESS

Whereupon the Mayor announced that the introduction of ordi-  
nances was now in order.

## ORDINANCE NO. 386

Introduction of Ordinance No. 386 of the City of  
St. Paul, Nebraska.

And the matter now coming before the Mayor and Council was the  
passage and approval of Ordinance No. 386 of the City of  
St. Paul, Nebraska. This ordinance was introduced by  
Councilman Elstermeier, and is in words and figures as follows,  
to-wit:

(Insert copy of ordinance as finally passed, signed and sealed  
here.)

## ORDINANCE NO. 386

AN ORDINANCE TO CONDITIONALLY VACATE A PORTION OF THIRD  
STREET AND AN ALLEY WITHIN BLOCK THIRTY FOUR, ORIGINAL TOWN  
OF ST. PAUL, NEBRASKA

Be it ordained by the Mayor and Council of the City of  
St. Paul, Nebraska

Section 1. Whereas, Ernest F. Cerney is one of the owners of  
Block Thirty-four in the Original Town of St. Paul, Howard County,  
Nebraska, and he has made application asking that a certain portion  
of Third Street and the alley within said Block Thirty-four be  
partially vacated, and it appears that said street and alley are not  
in any proper sense used as a part of a street or alley in said  
city, and we deem it advantageous and best for the interests of the  
city,

# ORDINANCE RECORD

No. 725 \*\*\* K-B Co. \*\*\* OMARA

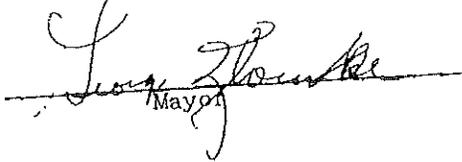
city to conditionally vacate a portion of said street and alley, now, therefore,

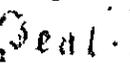
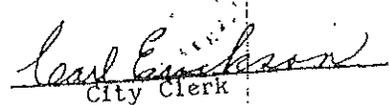
Section 2. That portion of Third Street located between Blocks Thirty-four and Thirty-five and the alley within Block Thirty-four, Original Town of St. Paul, Howard County, Nebraska, as surveyed, platted and recorded, subject to the exceptions hereinafter set forth, are hereby conditionally vacated and shall no longer be or constitute a part of the public highways, streets or public grounds, provided, however, the said City reserves and excepts to itself, its assigns and persons, firms, businesses and corporations granted and assigned rights by the issuances of franchises, forever, the right at any time or times to construct, operate, maintain, repair, replace, alter, remove, reconstruct, and inspect any and all public utilities and facilities, together with equipment, structures and appurtenances, of any nature or kind, whether owned publicly or privately, including but not limited to electrical, gas, water, sewer and open and closed drainage facilities with the right of ingress and egress over, on, across and under said premises conditionally vacated herein, and the said City further reserves the power to grant easements and franchises to accomplish any of the purposes set forth in this reservation and exception, and it is still further provided that this Ordinance shall not affect any existing highway or public road running in an easterly or westerly direction on or near "Q" Street in said City.

Section 3. The said conditionally vacated portion of said street and alley shall revert, subject to the provisions herein, to the owners of the lots abutting said street and alley in proportion to the respective ownership of such lots or grounds,

Section 4. This ordinance shall be in force from and after its passage, approval and publication as required by law.

Passed and approved this 30th day of September, 1957.

  
Mayor

ATTEST:   
  
City Clerk

(If copy of ordinance as finally passed requires more space, insert here additional blank page or pages at end of set.)

# ORDINANCE RECORD

No. 725 \*\*\* K. B. Co. \*\*\* OMAHA

## FIRST READING

The Mayor then instructed the Clerk to read by title Ordinance No. 386 of the City of St. Paul, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 386 by title upon its first reading.

Whereupon Councilman Havlik moved that said Ordinance No. 386 be approved on its first reading and its title agreed to. Councilman Jacobs seconded this motion.

Whereupon Councilman Southard called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared said Ordinance No. 386 approved on its first reading and its title agreed to.

## SUSPENSION OF RULES

Whereupon it was moved by Councilman Elstermeier and seconded by Councilman Havlik that the statutory rules in regard to the passage and adoption of ordinances be suspended so that said ordinance might be introduced, read, approved and passed at the same meeting. Councilman Jacobs called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared the statutory rules in regard to the passage and approval of ordinances suspended so that Ordinance No. 386 might be read by title the first and second times and at large the third time, with the "Yeas" and "Nays" each time called and recorded, approved and passed at the same meeting.

## SECOND READING

Ordinance No. 386, now comes on for second reading. The Mayor instructed the Clerk to read said Ordinance No. 386 by title, upon its second reading. The Clerk then read said Ordinance No. 386 by title upon its second reading.

Whereupon Councilman Southard moved that said Ordinance No. 386 be approved upon its second reading and its title agreed to. Councilman Elstermeier seconded this motion.

Whereupon Councilman Havlik called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:

Yeas: Elstermeier, Havlik, Jacobs, Southard

Nays: None.

Motion: Carried.

Whereupon the Mayor declared said Ordinance No. 386 approved on its second reading and its title agreed to.

# ORDINANCE RECORD

No. 726 \*\*\* K-B Co. \*\*\* OMAHA

## THIRD READING

Said Ordinance No. 386 now comes on for third reading.  
The Mayor instructed the Clerk to read said Ordinance No. 386 at large upon its third reading. The Clerk read said Ordinance No. 386 at large upon its third reading.  
Whereupon Councilman Jacobs moved that said Ordinance No. 386 be approved on its third reading and its title agreed to. Councilman Southard seconded this motion.  
The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:  
Yeas: Elstermeier, Havlik, Jacobs, Southard  
Nays: None.  
Motion: Carried.  
Whereupon the Mayor declared said Ordinance No. 386 approved on its third reading and its title agreed to.

## FINAL PASSAGE

Whereupon the Mayor declared said Ordinance No. 386 of the City of St. Paul, Nebraska, having been read, by title, the first and second times and at large the third time, the rules having been suspended, and the "Yeas" and "Nays" having been called and recorded four times, and each time duly approved and its title agreed to, the question is "Shall said Ordinance No. 386 of the City of St. Paul, Nebraska, finally pass?"  
Councilman Havlik called for the question. The Mayor put the question and instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion:  
Yeas: Elstermeier, Havlik, Jacobs, Southard  
Nays: None.  
Motion: Carried.  
Four members of the Council, having voted on the affirmative for the passage and approval of said Ordinance No. 386, the Mayor declared said Ordinance No. 386 duly passed and adopted as an ordinance of the city of St. Paul, Nebraska.

## APPROVAL

Whereupon the Mayor approved said Ordinance No. 386 of the City of St. Paul, Nebraska, by subscribing his name thereto, and the Clerk attested said signature of the Mayor by subscribing his name thereto and affixing thereon the seal of the City of St. Paul, Nebraska.  
The above proceedings of the Mayor and Council of this City with reference to the ordinance aforesaid, were had on the 30th day of September, 19 57.

## PUBLICATION

Whereupon it was moved by Councilman Jacobs and seconded by Councilman Southard that said Ordinance No. 386 be published in The Phonograph (INSERT NAME OF NEWSPAPER ABOVE) a legal newspaper one time as required by law.  
Motion carried.

Approved:

*George Tomber*  
Mayor.

Attest:

*L. A. Erickson*  
City Clerk.

(SEAL) JOHNSON COUNTY

STATE OF NEBRASKA,  
HOWARD COUNTY

96  
AR. 5. 11. 1957

**ORDINANCE NO. 286**  
AN ORDINANCE TO CON-  
DITIONALLY VACATE A POR-  
TION OF THIRD STREET AND  
AN ALLEY WITHIN BLOCK  
THIRTY FOUR, ORIGINAL  
TOWN OF ST. PAUL, NEBR-  
ASKA.

Be it ordained by the Mayor  
and Council of the City of St.  
Paul, Nebraska:

Section 1. Whereas, Ernest F.  
Cerney is one of the owners of  
Block Thirty-four in the Original  
Town of St. Paul, Howard Coun-  
ty, Nebraska, and he has made  
application asking that a certain  
portion of Third Street and the  
alley within said Block Thirty-  
four be partially vacated, and it  
appears that said street and al-  
ley are not in any proper sense  
used as a part of a street or al-  
ley in said city, and we deem it  
advantageous and best for the in-  
terests of the city to condition-  
ally vacate a portion of said street  
and alley, now, therefore:

Section 2. That portion of  
Third Street located between  
Blocks Thirty-four and Thirty-  
five and the alley within Block  
Thirty-four, Original Town of St.  
Paul, Howard County, Nebraska,  
as surveyed, platted and recor-  
ded, subject to the exceptions  
hereinafter set forth, are hereby  
conditionally vacated and shall  
no longer be or constitute a part  
of the public highways, streets  
or public grounds, provided, how-  
ever, the said City reserves and  
excepts to itself, its signs and  
permits, firms, businesses and  
corporations granted and assign-  
ed rights by the issuances of  
franchises, forever, the right at  
any time or times to construct,  
operate, maintain, repair, replace,  
alter, reconstruct, and  
inspect any and all utilities  
and facilities, together with  
equipment, structures and appur-  
tenances, of any nature or kind,  
whether owned publicly or pri-  
vately, including, but not limited  
to, electrical, gas, water, sewer  
and open and closed drainage fac-  
ilities with the right of ingress  
and egress over, on, across and  
under said premises conditionally  
vacated herein, and the said City  
further reserves the power to  
grant easements and franchises  
to accomplish any of the purposes  
set forth in this reservation and  
exception, and it is still further  
provided that this Ordinance  
shall not affect any existing high-  
way or public road running in  
an easterly or westerly direction  
on or near "O" Street in said  
City.

(Note: Pa

Section 3. The said condition-  
ally vacated portion of said street  
and alley shall revert, subject to  
the provisions herein, to the own-  
ers of the lots abutting said  
street and alley in proportion to  
the respective ownership of such  
lots or grounds.

Section 4. This ordinance shall  
be in force from and after its  
passage, approval and publication  
as required by law.

Passed and approved this 30th  
day of September, 1957.

GEORGE ZLOMKIE,  
Mayor

ATTEST:  
CARL ERICKSON,  
City Clerk

BYRON F. PHILLIPS  
being duly sworn, deposes and says he is the  
EDITOR

of THE PHONOGRAPH, a legal weekly  
newspaper under the Statutes of the  
State of Nebraska, published in Howard  
County, Nebraska, and of general circ-  
ulation in said county, and that the an-  
nexed notice has been published in the  
regular and entire issue of every number

of THE PHONOGRAPH ..... con-  
secutive weeks, the first publication there-  
of having been made on the 14 day of

January, 1957  
*Byron F. Phillips*

Subscribed and sworn to before me this  
JAN 6 1959 A. D. 1957

day of .....  
*R. L. ...*  
Notary Public

My Commission Expires

My Commission Expires  
Feb. 3, 1962

Publication above.)

# ORDINANCE RECORD

No. 125 \*\*\* K-B Co. \*\*\* OMAHA

## CERTIFICATE OF PASSAGE

STATE OF NEBRASKA,  
COUNTY OF Howard  
CITY OF

} ss. 17-519, C. S. N., 1929.  
}

I, Carl Erickson, City Clerk of the City of St. Paul, Howard County, Nebraska, hereby certify that the annexed ordinance, purporting to be Ordinance No. 386 of said City, was passed as such by the Mayor and Council of the City of St. Paul, Howard County, Nebraska, pursuant to the rules and regulations prescribed by general law and by said City for the passage of ordinances, and was duly approved by the Mayor of said City, said passage and approval having been made on the 30th day of September 19 57, with respect to said ordinance aforesaid which said Ordinance No. 386 has been published in a legal newspaper, The Phonograph, by authority of the Mayor and Council of said City under direction of its duly constituted authorities pursuant to resolution of the Mayor and Council thereof.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal this 14th day of January, A. D. 1959.

Carl Erickson  
City Clerk.

(SEAL)

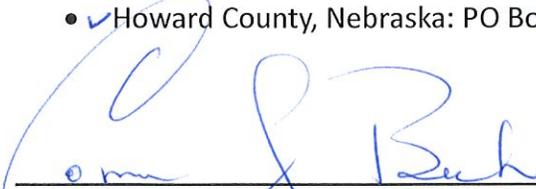
**CITY OF ST. PAUL**  
**CERTIFICATE OF MAILING**

- (1) Planning Commission Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.
  
- (2) Community Development Agency (CDA) Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.
  
- (3) City Council Letter Sent: Notice of Public Hearing RE: Proposed Amendment to the Redevelopment Plan on August 21, 2024 RE: the St. Paul Grocery Store on property located at 1517 2<sup>nd</sup> Street.

I, Connie Jo Beck, City Clerk/Deputy Treasurer and Laura Berthelsen, Deputy Clerk of the City of St. Paul, Nebraska, do hereby certify that I sent notices to the attached list on the 21st day of August 2024.

**Notification sent to the following taxing entities regarding the public hearings of the: (1) Planning Commission; (2) Community Development Agency (CDA); and (3) City Council.**

- ✓ St. Paul Public School: PO Box 325, St. Paul, NE 68873
- ✓ Lower Loup NRD: 2620 Airport Drive, Ord, NE 68862
- ✓ Loup Basin Reclamation District: PO Box 137, Farwell, NE 68838
- ✓ Central Community College: PO Box 4903 Grand Island, NE 68802
- ✓ ED Service Unit #10: PO Box 850 Kearney, NE 68848
- ✓ Howard County Agricultural Society: PO Box 11, St. Paul, NE 68873
- ✓ Hoard County Historical Society: PO Box 1, St. Paul, NE 68873
- ✓ Howard County, Nebraska: PO Box 25, St. Paul, NE 68873

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

  
\_\_\_\_\_  
Laura Berthelsen, Deputy Clerk



Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Central Comm. College  
 PO Box 4903  
 Grand Island NE 68802



9590 9402 7789 2152 1705 60

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9712

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Signature]*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ED Service Unit #10  
 PO Box 850  
 Kearney NE 68848



9590 9402 7789 2152 1712 53

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9712

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Nicole Clark*

- Agent
- Addressee

B. Received by (Printed Name)

*Nicole Clark*

C. Date of Delivery

8-23-24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Low Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Howard County, NE  
 PO Box 25  
 SF Paul NE 68873



9590 9402 7789 2152 1707 20

2. Article Number (Transfer from service label)

7020 0640 0001 3488 9743

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Carolyn Scarborough*

- Agent
- Addressee

B. Received by (Printed Name)

*Carolyn Scarborough*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ho. Co Agri. Society  
 P O Box 11  
 St Paul NE 68873



9590 9402 7789 2152 1712 46

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9729

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Adult Signature  Agent  
 Addressed  Addressed

B. Received by (Printed Name)  
 Bridgett Lassen

C. Date of Delivery  
 8-30-24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Signature Confirmation Restricted Delivery  
 Insured Mail Restricted Delivery

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ho. Co Hist. Society  
 P O Box 1  
 St Paul NE 68873



9590 9402 7789 2152 1712 39

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9736

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Adult Signature  Agent  
 Addressed  Addressed

B. Received by (Printed Name)  
 Karil Pierson

C. Date of Delivery  
 8/24/24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

Grocery Store

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Loup Basin Reclam. Dist.  
 P O Box 137  
 Farwell NE 68838



9590 9402 7789 2152 1705 53

2. Article Number (Transfer from service label)  
 7020 0640 0001 3488 9736

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Adult Signature  Agent  
 Addressed  Addressed

B. Received by (Printed Name)  
 Lori B Boyle

C. Date of Delivery  
 8/24/24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

Gnoc Store

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> X <i>Jane Klancicky</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:  <i>Lower Loup NRD            2620 Airport Dr.            Ord NE 68862</i></p>  <p>9590 9402 7789 2152 1705 84</p>	<p>B. Received by (Printed Name)  <i>Jane Klancicky</i></p>	<p>C. Date of Delivery  <i>8-23-24</i></p>
<p>2. Article Number (Transfer from service label)            7022 0410 0000 4393 1464</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Gnoc Store

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> X <i>Terri Townsend</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:  <i>St. Paul Public School            PO Box 325            St Paul NE 68873</i></p>  <p>9590 9402 7789 2152 1710 93</p>	<p>B. Received by (Printed Name)  <i>Terri Townsend</i></p>	<p>C. Date of Delivery  <i>8-22-24</i></p>
<p>2. Article Number (Transfer from service label)            7022 0410 0000 4393 1457</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **Planning Commission** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

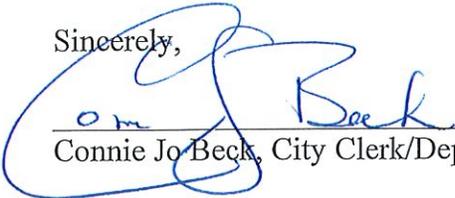
This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the **Planning Commission** of the City of St. Paul, Nebraska will hold a public hearing at **12:00 p.m. (Noon) on Monday, September 9, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project on property located at 1517 2<sup>nd</sup> Street in St. Paul, Nebraska and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

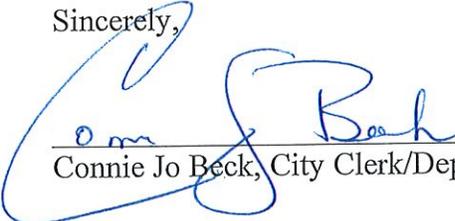
This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115.01 and serves as notice that the Community Development Agency (CDA) of the City of St. Paul, Nebraska will hold a public hearing at **6:30 p.m. on Monday, September 16, 2024**, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

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Sincerely,



\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

St. Paul Public School  
PO Box 325  
St. Paul, NE 68873

Re: Public Hearing of the **City Council** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

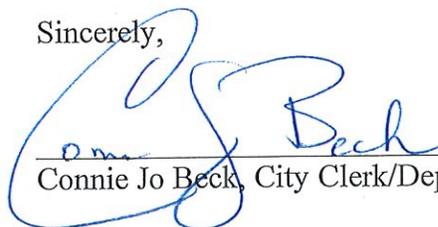
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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Sincerely,

\_\_\_\_\_  
City Clerk



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

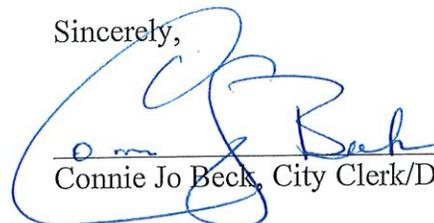
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Lower Loup NRD  
2620 Airport Drive  
Ord, NE 68862

Re: Public Hearing of the **City Council** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

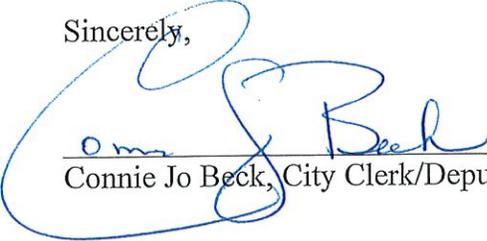
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Loup Basin Reclamation District  
PO Box 137  
Farwell, NE 68838

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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Sincerely,

  
Connie Jo Beck, City Clerk



0819474.1

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Loup Basin Reclamation District  
PO Box 137  
Farwell, NE 68838

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

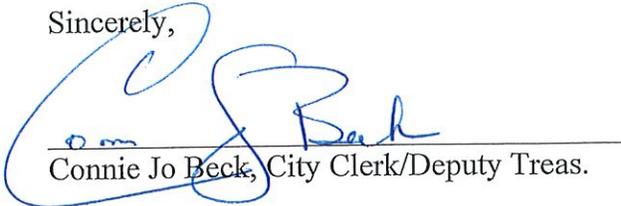
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Sincerely,

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Loup Basin Reclamation District  
PO Box 137  
Farwell, NE 68838

Re: Public Hearing of the **City Council** of the City of St. Paul, Nebraska –  
Amendment to the Redevelopment Plan

Dear Interested Party:

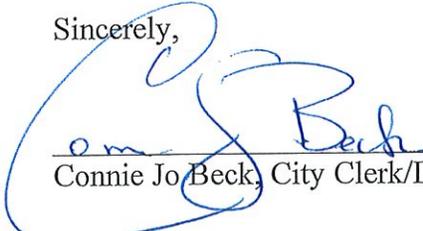
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Sincerely,

  
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Connie Jo Beck, City Clerk/Deputy Treas.



0819474.1

"This institution is an equal opportunity provider, and employer".





# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Central Community College  
PO Box 4903  
Grand Island, NE 68802

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Central Community College  
PO Box 4903  
Grand Island NE 68802

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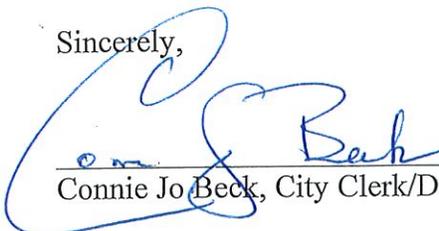
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August 21, 2024

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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68875

Phone (308) 754-4483

August 21, 2024

ED Service Unit #10  
PO Box 850  
Kearney, NE 68848

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Ed Service Unit #10  
PO Box 850  
Kearney NE 68848

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

Dear Interested Party:

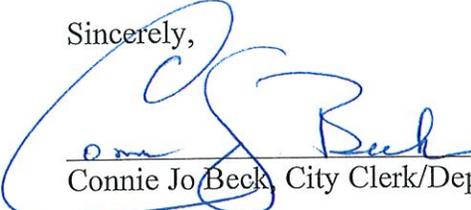
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Phone (308) 754-4483

August 21, 2024

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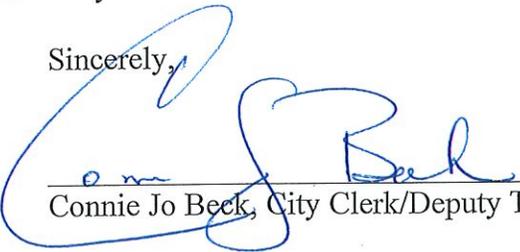
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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Howard County Agricultural Society  
PO Box 11  
St. Paul, NE 68873

Re: Public Hearing of the **Planning Commission** of the City of St. Paul,  
Nebraska – Amendment to the Redevelopment Plan

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# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Howard County Agricultural Society  
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St. Paul NE 68873

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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

Howard County Historical Society  
PO Box 1  
St. Paul, NE 68873

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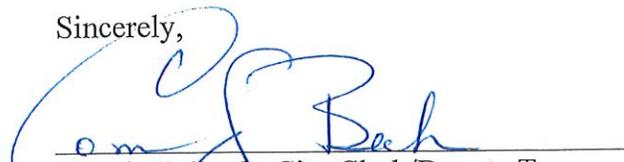
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August 21, 2024

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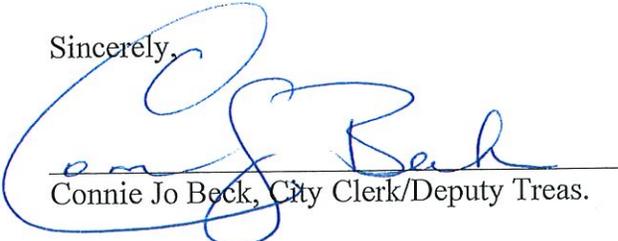
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# City of St. Paul, Nebraska

Connie Jo Beck, City Clerk/Deputy Treas.  
704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

August 21, 2024

County of Howard, Nebraska  
PO Box 25  
St. Paul, NE 68873

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Nebraska – Amendment to the Redevelopment Plan

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August 21, 2024

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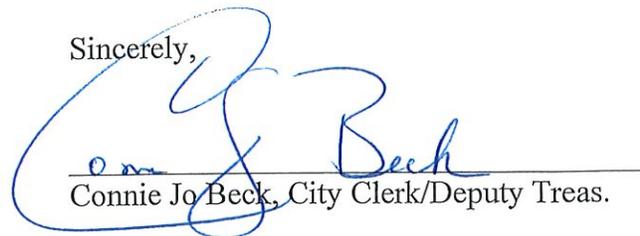
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August 21, 2024

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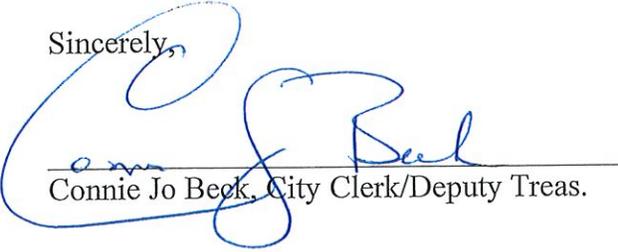
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**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION #2024- 18**

**(Redevelopment Agreement –**

Hometown Market Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT FOR THE HOMETOWN MARKET REDEVELOPMENT PROJECT UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

- A. The City of St. Paul, Nebraska (“City”) has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has adopted an amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”).
- C. The Planning and Zoning Commission of the City of St. Paul, Nebraska has recommended approval of the Redevelopment Plan Amendment.
- D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of St. Paul, Nebraska for final approval and adoption pursuant to the Act.
- E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Hometown Market Redevelopment Project (the “Project”).
- F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).
- G. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

**Exhibit "A"**  
**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AGREEMENT  
(HOMETOWN MARKET REDEVELOPMENT PROJECT)**

This Redevelopment Agreement is made and entered into as of the 16 day of Sept., 2024, by and between the Community Development Agency of the City of St. Paul, Nebraska (“CDA”) and St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”).

**RECITALS**

A. The CDA is a duly organized and existing Community Development Agency, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Agreement.

B. The City of St. Paul, in furtherance of the purposes and pursuant to the provisions of the Act, has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.

C. Redeveloper owns the Project Site located in the Redevelopment Area.

D. Redeveloper submitted a redevelopment project proposal to redevelop the Project Site.

E. The Redeveloper’s proposed Project will consist of the construction of a commercial grocery store facility, together with all associated infrastructure improvements on the Project Site, as more particularly described on the attached and incorporated Exhibit “A”.

F. The CDA has approved Redeveloper’s proposed Project, including the utilization of tax-increment financing to provide for the construction of the eligible public improvements defined in this Redevelopment Agreement.

G. CDA and Redeveloper desire to enter into this Redevelopment Agreement to implement the redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, CDA and Redeveloper do hereby covenant, agree and bind themselves as follows:

**ARTICLE I  
DEFINITIONS AND INTERPRETATION**

**Section 1.01 Terms Defined in this Redevelopment Agreement.**

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Agreement, such

definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. "Act" means Article VIII, Section 12 of the Nebraska Constitution, NEB. REV. STAT. §§ 18-2101 through 18-2157, as amended, and acts amendatory thereof and supplemental thereto.

B. "Anticipated Tax Increment" means the Anticipated Tax Increment for this Project as set forth on the attached Exhibit "B".

C. "City" means the City of St. Paul, Nebraska.

D. "CDA" means Community Development Agency of the City of St. Paul, Nebraska.

E. "Effective Date" means January 1, 2026.

F. "Eligible Project Costs" means only costs or expenses incurred by Redeveloper for Public Improvements and other items eligible for reimbursement under the Act.

G. "Minimum Project Valuation" means the amount of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00).

H. "Private Improvements" means all the private improvements to be constructed on the Project Site as more particularly described on the attached and incorporated Exhibit "A".

I. "Project" means the Project Site and includes improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit "A".

J. "Project Completion Date" means December 31, 2025.

K. "Project Site" means all that certain real property situated in the City of St. Paul, Howard County, Nebraska, more particularly described on Exhibit "A".

L. "Public Improvements" shall include all the public improvements more particularly described on Exhibit "A" which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

M. "Redevelopment Agreement" means this Redevelopment Agreement between the CDA and Redeveloper with respect to the Project.

N. "Redeveloper" means St. Paul Grocery, LLC, a Nebraska limited liability company.

O. "Redevelopment Area" means Redevelopment Area that is set forth in the Redevelopment Plan.

P. "Redevelopment Plan" means the Blight and Substandard Study and General Redevelopment Plan for the Redevelopment Area prepared by Hanna:Keelan Associates, P.C., and approved by the City on December 18, 2006, pursuant to Resolution No. 2006-23, in accordance with the Act, as amended.

Q. "Tax Increment" means in accordance with NEB. REV. STAT. § 18-2147 of the Act, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Howard County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.

R. "TIF Indebtedness" means the sums payable under any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CDA or the City secured in whole or in part by Tax Increment.

**Section 1.02      Construction and Interpretation.**

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

(a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.

(b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word "may" shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(c) The phrase "at any time" shall be construed as meaning "at any time or from time to time."

(d) The word "including" shall be construed as meaning "including, but not limited to."

(e) The words "will" and "shall" shall each be construed as mandatory.

(f) The words "herein," "hereof," "hereunder," "hereinafter" and words of similar import shall refer to the Redevelopment Agreement as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

## **ARTICLE II REPRESENTATIONS**

### **Section 2.01      Representations by the CDA.**

The CDA makes the following representations and findings:

(a) The CDA is a duly organized and validly existing Community Development Agency under the Act.

(b) The CDA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Project will achieve the public purposes of the Act by, among other things, increasing employment, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CDA and have been found to be in the long-term best interest of the community impacted by the Project.

### **Section 2.02      Representations of Redeveloper.**

Redeveloper makes the following representations and findings:

(a) Redeveloper is duly organized and validly existing limited liability company under the laws of the State of Nebraska with the power and capacity to enter into this Redevelopment Agreement and perform all obligations contained herein.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CDA, as to any other matter materially affecting the ability of Redeveloper to perform her obligations hereunder.

(d) Redeveloper owns the Project Site in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Redevelopment Agreement by Redeveloper.

(e) Pursuant to NEB. REV. STAT. § 18-2119, Redeveloper certifies to the CDA that Redeveloper does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Imagine Act.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

### **ARTICLE III OBLIGATIONS OF THE CDA AND PUBLIC IMPROVEMENTS**

#### **Section 3.01      Capture of Tax Increment.**

Subject to the contingencies described below and to all of the terms and conditions of this Redevelopment Agreement, commencing for the tax year of the Effective Date and continuing thereafter, the CDA shall capture the Tax Increment from the Private Improvements pursuant to the Nebraska Community Development Law. The CDA shall capture the Tax Increment generated by the Project Site for a total period of not to exceed fifteen (15) years after the Private Improvements have been included in the assessed valuation of the Project Site and the Project Site is generating the Tax Increment subject to capture by the CDA.

The effective date for the Project shall be the Effective Date and the CDA shall file the "Notice to Divide Taxes" with the Howard County Assessor on or prior to August 1<sup>st</sup> in the year of the Effective Date.

#### **Section 3.02      Issuance of TIF Indebtedness.**

On or after thirty (30) days following the approval and execution of this Redevelopment Agreement, the CDA shall incur or issue TIF Indebtedness in an amount not to exceed Five Hundred Fifty-five Thousand Three Hundred Eighty and No/100 Dollars (\$555,380.00), as calculated on the attached and incorporated Exhibit "B". The TIF Indebtedness shall be issued by the CDA to Redeveloper, or, at

**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION #2024- 18**

**(Redevelopment Agreement –**

Hometown Market Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT FOR THE HOMETOWN MARKET REDEVELOPMENT PROJECT UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

A. The City of St. Paul, Nebraska (“City”) has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).

B. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has adopted an amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”).

C. The Planning and Zoning Commission of the City of St. Paul, Nebraska has recommended approval of the Redevelopment Plan Amendment.

D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of St. Paul, Nebraska for final approval and adoption pursuant to the Act.

E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Hometown Market Redevelopment Project (the “Project”).

F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).

G. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

**Resolution 2024-18**

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson of the CDA to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Redevelopment Plan Amendment, and if the City Council does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Dated this 16<sup>th</sup> day of September, 2024.

COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA

\_\_\_\_\_  
Chairperson/ **Mayor Mike Feeken**

ATTEST:

\_\_\_\_\_  
Secretary / **City Clerk**  
**Connie Jo Beck**



**Exhibit "A"**  
**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AGREEMENT  
(HOMETOWN MARKET REDEVELOPMENT PROJECT)**

This Redevelopment Agreement is made and entered into as of the 16 day of Sept., 2024, by and between the Community Development Agency of the City of St. Paul, Nebraska (“CDA”) and St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”).

**RECITALS**

A. The CDA is a duly organized and existing Community Development Agency, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Agreement.

B. The City of St. Paul, in furtherance of the purposes and pursuant to the provisions of the Act, has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.

C. Redeveloper owns the Project Site located in the Redevelopment Area.

D. Redeveloper submitted a redevelopment project proposal to redevelop the Project Site.

E. The Redeveloper’s proposed Project will consist of the construction of a commercial grocery store facility, together with all associated infrastructure improvements on the Project Site, as more particularly described on the attached and incorporated Exhibit “A”.

F. The CDA has approved Redeveloper’s proposed Project, including the utilization of tax-increment financing to provide for the construction of the eligible public improvements defined in this Redevelopment Agreement.

G. CDA and Redeveloper desire to enter into this Redevelopment Agreement to implement the redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, CDA and Redeveloper do hereby covenant, agree and bind themselves as follows:

**ARTICLE I  
DEFINITIONS AND INTERPRETATION**

**Section 1.01 Terms Defined in this Redevelopment Agreement.**

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definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. "Act" means Article VIII, Section 12 of the Nebraska Constitution, NEB. REV. STAT. §§ 18-2101 through 18-2157, as amended, and acts amendatory thereof and supplemental thereto.

B. "Anticipated Tax Increment" means the Anticipated Tax Increment for this Project as set forth on the attached Exhibit "B".

C. "City" means the City of St. Paul, Nebraska.

D. "CDA" means Community Development Agency of the City of St. Paul, Nebraska.

E. "Effective Date" means January 1, 2026.

F. "Eligible Project Costs" means only costs or expenses incurred by Redeveloper for Public Improvements and other items eligible for reimbursement under the Act.

G. "Minimum Project Valuation" means the amount of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00).

H. "Private Improvements" means all the private improvements to be constructed on the Project Site as more particularly described on the attached and incorporated Exhibit "A".

I. "Project" means the Project Site and includes improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit "A".

J. "Project Completion Date" means December 31, 2025.

K. "Project Site" means all that certain real property situated in the City of St. Paul, Howard County, Nebraska, more particularly described on Exhibit "A".

L. "Public Improvements" shall include all the public improvements more particularly described on Exhibit "A" which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

M. "Redevelopment Agreement" means this Redevelopment Agreement between the CDA and Redeveloper with respect to the Project.

N. "Redeveloper" means St. Paul Grocery, LLC, a Nebraska limited liability company.

O. "Redevelopment Area" means Redevelopment Area that is set forth in the Redevelopment Plan.

P. "Redevelopment Plan" means the Blight and Substandard Study and General Redevelopment Plan for the Redevelopment Area prepared by Hanna:Keelan Associates, P.C., and approved by the City on December 18, 2006, pursuant to Resolution No. 2006-23, in accordance with the Act, as amended.

Q. "Tax Increment" means in accordance with NEB. REV. STAT. § 18-2147 of the Act, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Howard County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.

R. "TIF Indebtedness" means the sums payable under any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CDA or the City secured in whole or in part by Tax Increment.

**Section 1.02      Construction and Interpretation.**

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

(a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.

(b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word "may" shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(c) The phrase "at any time" shall be construed as meaning "at any time or from time to time."

(d) The word "including" shall be construed as meaning "including, but not limited to."

(e) The words "will" and "shall" shall each be construed as mandatory.

(f) The words "herein," "hereof," "hereunder," "hereinafter" and words of similar import shall refer to the Redevelopment Agreement as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

**ARTICLE II  
REPRESENTATIONS**

**Section 2.01      Representations by the CDA.**

The CDA makes the following representations and findings:

(a) The CDA is a duly organized and validly existing Community Development Agency under the Act.

(b) The CDA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Project will achieve the public purposes of the Act by, among other things, increasing employment, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CDA and have been found to be in the long-term best interest of the community impacted by the Project.

**Section 2.02      Representations of Redeveloper.**

Redeveloper makes the following representations and findings:

(a) Redeveloper is duly organized and validly existing limited liability company under the laws of the State of Nebraska with the power and capacity to enter into this Redevelopment Agreement and perform all obligations contained herein.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CDA, as to any other matter materially affecting the ability of Redeveloper to perform her obligations hereunder.

(d) Redeveloper owns the Project Site in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Redevelopment Agreement by Redeveloper.

(e) Pursuant to NEB. REV. STAT. § 18-2119, Redeveloper certifies to the CDA that Redeveloper does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Imagine Act.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

### **ARTICLE III OBLIGATIONS OF THE CDA AND PUBLIC IMPROVEMENTS**

#### **Section 3.01      Capture of Tax Increment.**

Subject to the contingencies described below and to all of the terms and conditions of this Redevelopment Agreement, commencing for the tax year of the Effective Date and continuing thereafter, the CDA shall capture the Tax Increment from the Private Improvements pursuant to the Nebraska Community Development Law. The CDA shall capture the Tax Increment generated by the Project Site for a total period of not to exceed fifteen (15) years after the Private Improvements have been included in the assessed valuation of the Project Site and the Project Site is generating the Tax Increment subject to capture by the CDA.

The effective date for the Project shall be the Effective Date and the CDA shall file the "Notice to Divide Taxes" with the Howard County Assessor on or prior to August 1<sup>st</sup> in the year of the Effective Date.

#### **Section 3.02      Issuance of TIF Indebtedness.**

On or after thirty (30) days following the approval and execution of this Redevelopment Agreement, the CDA shall incur or issue TIF Indebtedness in an amount not to exceed Five Hundred Fifty-five Thousand Three Hundred Eighty and No/100 Dollars (\$555,380.00), as calculated on the attached and incorporated Exhibit "B". The TIF Indebtedness shall be issued by the CDA to Redeveloper, or, at

the election of the Redeveloper, to a lender of the Redeveloper. The TIF Indebtedness shall be issued in a TIF Promissory Note in the form attached hereto as Exhibit "E" ("Note"). The TIF Indebtedness shall not be a general obligation of the CDA or City which shall issue such Note solely as a conduit. If Redeveloper does not acquire and fund the TIF Indebtedness itself, Redeveloper shall locate a lender or other entity to acquire and fund the acquisition of the Note for the TIF Indebtedness. The TIF Indebtedness shall only be secured by a pledge or assignment of the Tax Increment, and any other security for the TIF Indebtedness as required by any lender shall be provided by Redeveloper. The issuance of the TIF Indebtedness may be accomplished by offset so that the Redeveloper retains the TIF Revenues and no bankable currency is exchanged at closing of the TIF Indebtedness and issuance of the Note, except as otherwise provided herein. If the TIF Indebtedness is not paid in full by the maturity date set forth on Exhibit "B", all unpaid amounts shall be forgiven.

**Section 3.03      Use of TIF Indebtedness.**

The CDA will collect the Tax Increment and use said Tax Increment to pay debt service on the TIF Indebtedness incurred as provided in Section 3.02 of this Redevelopment Agreement. Notwithstanding the foregoing, the amount of the TIF Indebtedness that the CDA agrees to service and repay with the Tax Increment shall not exceed the amount of the Eligible Project Costs certified pursuant to Section 4.03. In addition, at or prior to the issuance of the Note, Redeveloper shall pay to the CDA an amount sufficient to pay its reasonable and necessary cost of issuance, including attorney fees. The Tax Increment shall be paid pursuant to the terms of the Note and this Redevelopment Agreement.

**Section 3.04      Creation of Fund.**

CDA will create a special fund to collect and hold the receipts of the Tax Increment. Such special fund shall be used for no purpose other than to pay TIF Indebtedness issued pursuant to Section 3.02 above.

**Section 3.05      Projected TIF Sources and Uses.**

In addition to the TIF Indebtedness calculation formula set forth on Exhibit "B", Redeveloper's anticipated TIF sources and eligible uses are attached and incorporated for the parties' reference as Exhibit "C".

**ARTICLE IV  
OBLIGATIONS OF REDEVELOPER**

**Section 4.01      Evidence of Financial Ability.**

Upon written request from the CDA to Redeveloper, Redeveloper shall provide to the CDA evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of Redeveloper in connection with construction of the Public Improvements and the Private Improvements. To the

extent allowed by law, the CDA agrees to keep said information confidential. Such information shall state the amount and source of liquid assets on hand or immediately available to Redeveloper for use in constructing the Private Improvements; and shall state the amount and source of debt financing, which is available, or irrevocably committed, to Redeveloper for use in completing the Private Improvements. Such information shall be provided in a form satisfactory to the CDA, and evidence of loan commitments shall include all of the documents evidencing the loan commitment, acceptance by Redeveloper, the purposes of the loan, the authorized use of loan funds, and all other terms and conditions of the loan commitment, the acceptance, and the loan. Submittal of such financial information in a form satisfactory to the CDA shall be a condition precedent to the requirement of the CDA to proceed with its obligations under this Redevelopment Agreement.

**Section 4.02      Construction of Project; Insurance.**

(a) Redeveloper will complete the Public Improvements and the Private Improvements and install all equipment necessary to operate the Public Improvements and the Private Improvements no later than the Project Completion Date. Redeveloper shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Public Improvements and the Private Improvements. Until construction of the Public Improvements and the Private Improvements has been completed, Redeveloper shall make reports in such detail and at such times as may be reasonably requested by the CDA as to the actual progress of Redeveloper with respect to construction of the Public Improvements and the Private Improvements. Promptly after completion by Redeveloper of the Public Improvements and the Private Improvements, Redeveloper shall furnish to the CDA a Certificate of Completion in the form attached hereto as Exhibit "F" from Redeveloper's engineer or architect, or owner's representative. When accepted in writing by the CDA, the certification by Redeveloper shall be a conclusive determination of satisfaction of the agreements and covenants in this Redevelopment Agreement with respect to the obligations of Redeveloper to construct the Public Improvements and the Private Improvements.

(b) Any contractor chosen by Redeveloper or Redeveloper itself shall be required to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability and completed operations (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance) and a penal bond as required by the Act. Any contractor chosen by Redeveloper or Redeveloper itself, as an owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance). This insurance shall insure against the perils of fire and extended coverage and shall include "special causes of loss" insurance for physical loss or damage.

**Section 4.03      Cost Certification.**

Redeveloper shall submit to the CDA a certification of Eligible Project Costs in the form of the certification attached hereto as Exhibit "G" ("Eligible Project Costs Certification"), after expenditure of such project costs. Redeveloper may, at its option, submit one or more partial Eligible Project Costs Certifications prior to expenditure of all Eligible Project Costs providing certification of receipt of billings for work in progress. All Eligible Project Costs Certifications shall be subject to review and approval by the CDA. Determinations by the CDA whether costs included in the Eligible Project Costs Certification are properly included in Eligible Project Costs as defined in this Redevelopment Agreement shall be made in its sole discretion and shall be conclusive and binding on Redeveloper. All Eligible Project Costs shall be submitted to the CDA within thirty (30) days of the earlier of: (1) the date construction is actually completed for the Project or (2) the Project Completion Date.

The TIF Indebtedness shall not exceed the actual and certified Eligible Project Costs for the Project. In the event that the certified Eligible Project Costs for the Project are less than the TIF Indebtedness on the Project Completion Date, the CDA shall reduce the TIF Indebtedness amount and Redeveloper shall repay to the CDA within ten (10) days of said cost certification any amount in excess of the Eligible Project Costs issued prior to the Eligible Project Costs Certification. If the CDA requests, Redeveloper shall, from time to time, furnish the CDA with satisfactory evidence as to the use and application of the Tax Increment.

**Section 4.04      No Discrimination.**

Redeveloper agrees and covenants for itself, its successors and assigns that as long as this Redevelopment Agreement is outstanding, it will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Project, Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws related to the Project.

**Section 4.05      Pay Real Estate Taxes.**

(a) Redeveloper anticipates creating a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than the Project Completion Date. During the period of this Redevelopment Agreement, Redeveloper, and any successors and assigns, will: (1) not protest a real estate property valuation of the Project Site to a sum less than the Minimum Project Valuation; and (2) not convey the Project Site or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes.

(b) Redeveloper acknowledges and understands that if the actual amount of Tax Increment is less than the anticipated amount of Tax Increment, the CDA shall not be liable for any shortfall or deficiency. If Redeveloper acquires the Note, Redeveloper agrees to forgive any shortfall in repayment of the TIF Indebtedness. If a lender or third party other than Redeveloper acquires the Note, Redeveloper shall make semi-annual payments in lieu of taxes ("Deficiency Payments") to said lender or third party in the amount the Anticipated Tax Increment exceeds the actual Tax Increment. Said Deficiency Payments shall be made within thirty (30) days of written notice from the lender and/or CDA.

**Section 4.06      No Assignment or Conveyance.**

Redeveloper shall not convey, assign or transfer the Project Site or any interest therein prior to the termination of the fifteen (15) year period commencing on the Effective Date without the prior written consent of the CDA, which shall not be unreasonably withheld and which the CDA may make subject to any terms or conditions it reasonably deems appropriate, except for the following conveyance, which shall be permitted without consent of the CDA: (i) any conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the Project Site (whether incurred prior to or after the effective date of this Redevelopment Agreement) with the outstanding principal amount of all such indebtedness secured by the Project Site which shall have lien priority over the obligations of Redeveloper pursuant to this Redevelopment Agreement; or (ii) any additional or subsequent conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the premises provided that any such conveyance shall be subject to the obligations of Redeveloper pursuant to this Redevelopment Agreement.

**ARTICLE V  
FINANCING REDEVELOPMENT PROJECT; ENCUMBRANCES**

**Section 5.01      Financing.**

Redeveloper shall pay all costs for the construction of the Private Improvements and the Public Improvements. Redeveloper shall be responsible for arranging all necessary financing for the construction of the Public Improvements and Private Improvements, including, with respect to the Public Improvements, the TIF Indebtedness.

**Section 5.02      Encumbrances.**

Redeveloper shall not create any lien, encumbrance or mortgage on the Project or the Project Site except, (a) encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Project Site, (b) easements and rights of entry granted by Redeveloper, (c) construction and materialman liens that may be filed in connection

with the construction of the Private Improvements so long as any such lien is discharged or bonded within ninety (90) days of completion of the Private Improvements, and (d) any other liens so long as any such lien is satisfied and released or substitute security is posted in lieu thereof within ninety (90) days of Redeveloper receiving notice thereof.

**Section 5.03      Mortgage Financing.**

(a) Mortgage Holder Obligations. Each mortgage holder who obtains title to the Project Site or any part thereof as a result of foreclosure or other judicial proceedings or action in lieu thereof (referred to in this section as the "Mortgage Holder") shall be obligated to require construction and completion of the Private Improvements and the Public Improvements by any person who subsequently obtains title to the Project Site or any part thereof from the Mortgage Holder; provided, however, the Mortgage Holder shall not be obligated by and shall be exempted from those provisions of this Redevelopment Agreement which require construction and completion of the Private Improvements and the Public Improvements. Additionally, no person, including the Mortgage Holder, may devote the Private Improvements and the Public Improvements thereon or any part thereof to any use or construct any improvements thereon other than those uses and improvements provided and permitted in accordance with this Redevelopment Agreement for the term of this Redevelopment Agreement.

(b) Copy of Notice of Default to Mortgagee. Whenever the CDA shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper of its obligations or covenants in this Redevelopment Agreement, the CDA shall, at the same time, forward a copy of such notice or demand to each holder of any mortgage authorized by this Redevelopment Agreement at the last address of such holder as shown in the records of the CDA or as provided by such mortgagee.

(c) Mortgagee's Option to Cure Defaults. If thirty (30) days after notice or demand with respect to any breach or default, such breach or default remains uncured, each holder shall (and every mortgage instrument made prior to acceptance by the CDA of the Certificate of Completion with respect to any of the Private Improvements or the Public Improvements by Redeveloper or its successors in interest shall so provide) have the right, at its option, to cure or remedy such breach or default within sixty (60) days after notice or demand, and to add the cost thereof to the mortgage debt and the lien of its mortgage. If the mortgage holder commences efforts to cure the default within such period and the default cannot, in the exercise of due diligence, be cured within such period, the holder shall have the right to diligently continue to cure the default.

(d) Mortgage Rights Applicable to Other Forms of Encumbrance. The rights and obligations of this Redevelopment Agreement relating to mortgages of the Project Site shall apply to any other type of encumbrance on the Project Site, and any of the stated rights, obligations and remedies of any party relating to mortgage foreclosures

shall be applicable to procedures under any deed of trust or similar method of encumbrance.

(e) Termination of Provisions. The provisions of this Section 5.03 shall terminate upon acceptance by the CDA of Redeveloper's Certificate of Completion.

**ARTICLE VI  
DEFAULT, REMEDIES; INDEMNIFICATION**

**Section 6.01      Default.**

In the event Redeveloper fails to perform or comply with any term, condition, or obligation of this Redevelopment Agreement and does not cure such defect within a period of ten (10) days after receiving written notice from the CDA specifying the nature of the breach of the Redevelopment Agreement, then Redeveloper shall be in default.

**Section 6.02      Remedies.**

In the event that Redeveloper is in default pursuant to Section 6.01, the CDA may pursue any other remedy available at law or in equity, including without limitation, one or more of the following: (1) the CDA may terminate this Redevelopment Agreement and neither party shall have any further obligation hereunder, (2) the CDA may terminate the Note and declare said Note void and thereafter shall not be obligated to remit any Tax Increment as debt service thereon.

**Section 6.03      Limitation of Liability; Indemnification.**

(a) Notwithstanding anything in this Article VI or this Redevelopment Agreement to the contrary, neither the CDA, City, nor their officers, directors, employees, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Agreement. The obligation of the CDA on any TIF Indebtedness shall be limited solely to the Tax Increment pledged as security for such TIF Indebtedness. Specifically, but without limitation, neither City nor the CDA shall be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. Redeveloper releases the CDA and the City from and agrees that the CDA and the City shall not be liable for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Private Improvements.

(b) Redeveloper shall indemnify, defend (at the CDA's and/or the City's option) and hold harmless the CDA, the City, their respective employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in

connection with any aspect of the acts, omissions, negligence or willful misconduct of Redeveloper, its employees, agents, officers, contractors or subcontractors, or Redeveloper's performance or failure to perform under the terms and conditions of this Redevelopment Agreement. Such indemnification, hold harmless and defense obligation shall exclude only such liability actions as arise directly out of the sole negligence or willful misconduct of the CDA or the City. The indemnification and defense obligations set forth herein shall survive the termination of this Redevelopment Agreement.

## **ARTICLE VII MISCELLANEOUS**

### **Section 7.01      Memorandum.**

A Memorandum of this Redevelopment Agreement shall be recorded with the Howard County Register of Deeds. The form of the Memorandum is attached as Exhibit "D" and incorporated by this reference.

### **Section 7.02      Governing Law.**

This Redevelopment Agreement shall be governed by the laws of the State of Nebraska, including the Act.

### **Section 7.03      Binding Effect; Amendment.**

This Redevelopment Agreement shall be binding upon the parties hereto and their respective successors and assigns. This Redevelopment Agreement shall run with the Project Site. The Redevelopment Agreement shall not be amended except by a writing signed by the party to be bound.

### **Section 7.04      No Agency or Partnership.**

This Redevelopment Agreement is not intended and shall not be construed to create the relationship of agent, employee, partnership, joint venture or association as between: (i) the CDA and/or the City; and (ii) Redeveloper, or any officer, employee, contractor or representative of Redeveloper. No joint employment is intended or created by this Redevelopment Agreement for any purpose. Redeveloper agrees to so inform its employees, agents, contractors and subcontractors who are involved in the implementation of or construction under this Redevelopment Agreement.

### **Section 7.05      Document Retention.**

Redeveloper shall retain copies of all supporting documents that are associated with the Redevelopment Plan, Project, or this Redevelopment Agreement and that are received or generated by Redeveloper for three (3) years following the end of the last fiscal year in which ad valorem taxes are divided for the Project and

provide such copies to the City as needed to comply with the City's retention requirements under the Act. Supporting documents shall include, but not be limited to, any cost-benefit analysis conducted pursuant to Section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by Redeveloper that provides support for receipts or payments associated with the division of taxes.

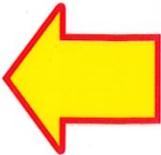
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the CDA and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written.

**CDA:**

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

ATTEST:



By: \_\_\_\_\_  
Connie Jo Beck, Secretary /  
City Clerk

By: \_\_\_\_\_  
Mike Feeken, Chairman / Mayor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 17 day of September, 2024, by Mike Feeken and Connie Jo Beck, Chairman and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.

\_\_\_\_\_  
Notary Public

**REDEVELOPER:**

ST. PAUL GROCERY, LLC, a  
Nebraska limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_ of St. Paul Grocery, LLC, on behalf of the company.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**DESCRIPTION OF PROJECT**

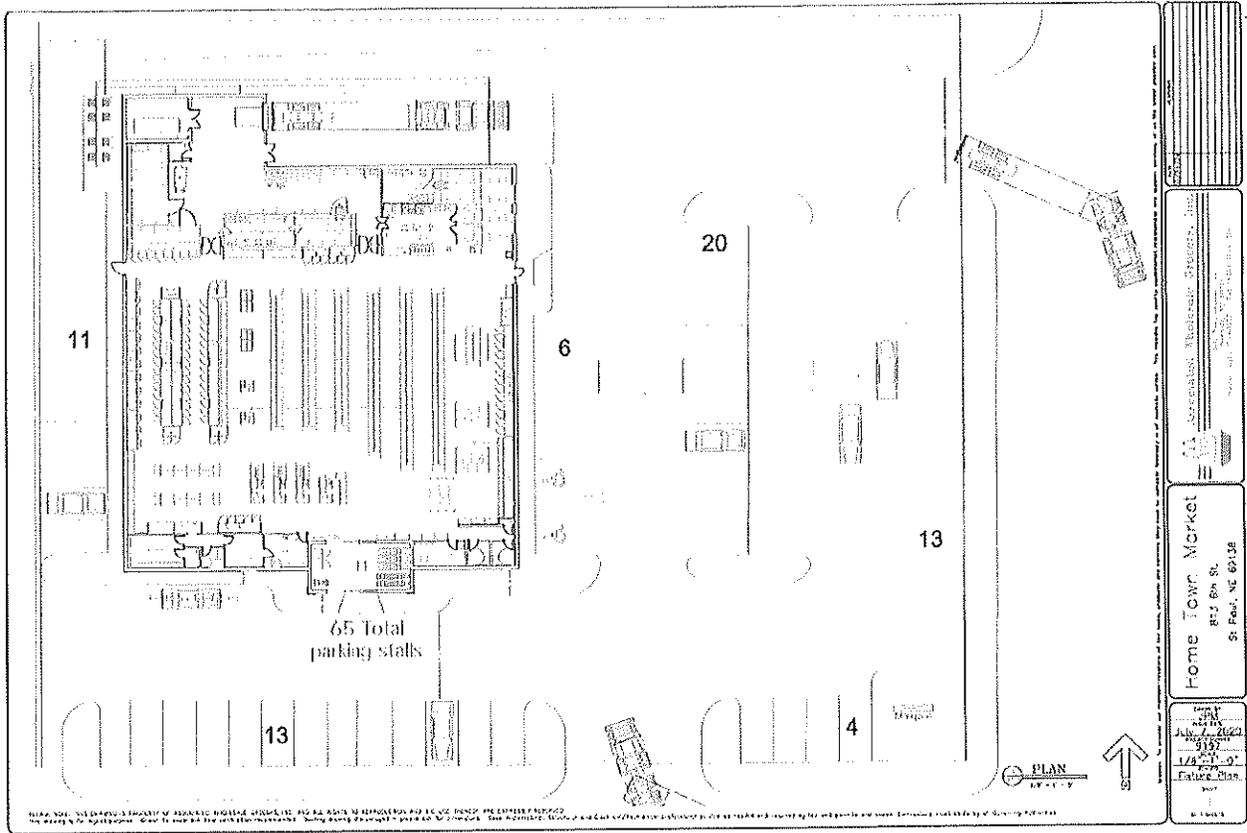
The Project undertaken by Redeveloper on the Project Site, defined as the real estate legally described as:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

The Project includes the following Public Improvements and Private Improvements, which shall be undertaken and completed by Redeveloper.

- (a) **Private Improvements.** The construction of a commercial grocery store on the Project Site, together with all associated and necessary infrastructure. The preliminary site plan for the Private Improvements is attached hereto as Exhibit "A-1" for reference.
  
- (b) **Public Improvements.** Grading, site preparation and site work, public utilities, sidewalks, and façade and energy enhancements, along with other eligible public improvements on the Project Site and in the Redevelopment Area, which public improvements are eligible improvements under the Act pursuant to this Redevelopment Agreement; paid for, in part, by the Tax Increment created by the Private Improvements.

# EXHIBIT "A-1" PRELIMINARY SITE PLAN



All site plans are preliminary in nature and subject to change.

**EXHIBIT "B"**  
**TIF INDEBTEDNESS**

1. Projected Base Value: \$116,658
2. Projected Minimum Final Value: \$2,100,000
3. Projected Incremental Valuation: \$1,983,342
4. Assumed Tax Levy: 1.885677
5. Anticipated Tax Increment: \$37,399 annually
6. Assumed Interest Rate: 0.0%
7. Maximum TIF Indebtedness: \$555,380

- a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be equal to or less than \$555,380, which is the maximum amount, together with interest accruing thereon, which can be amortized by December 31, 2041, solely from the Tax Increment Revenues based upon the Anticipated Tax Increment.
- b. **Payments.** Semi-annually commencing when real estate taxes are fully collected for the tax year 2026. The CDA shall utilize all Tax Increment received from the Project to pay debt service on the TIF Indebtedness until the TIF Indebtedness is fully repaid. Provided, however, the CDA does not warrant, represent, or guaranty that the Tax Increment will be sufficient to repay the entire amount of the TIF Indebtedness. The CDA has no obligation to make any payments other than the actual Tax Increment received from the Project.
- c. **Maturity Date.** On or before December 31, 2041.
- d. **TIF Period.** The period for the division of taxes for this Project shall be fifteen (15) years, commencing on the Effective Date of January 1, 2026 (2026 taxes paid in 2027) and terminating on December 31, 2041 (2040 taxes due on December 31, 2040, but paid in 2041). Payment of ad valorem taxes in arrears pursuant to customary payments in Nebraska shall not affect the fifteen (15) year TIF period.

*Note: All calculations are based on assumptions and estimates of future values that may be different than the values used herein or may vary from year to year.*

**EXHIBIT "C"**  
**PROJECTED TIF SOURCES AND USES**

**TIF SOURCES:** TIF authorized up to the amount of \$555,380 based upon the anticipated cost of the eligible TIF uses described below.

**Assumptions:**

Tax Levy:	1.885677
Project Site Base Value	\$116,658
Interest Rate	0.0%

**TIF Calculation:**

	Value	Taxes
Base Year	\$116,658	\$2,200
Completed	\$2,100,000	\$39,599
Increment	\$1,983,342	\$37,399

Annual TIF	\$37,399
Less 1% Treas. Fee	\$37,025
Total TIF (15 yrs)	\$555,380
<b>TIF Indebtedness</b>	<b>\$555,380</b>

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

Site Development Construction	Cost
Site Work Development	
Site Grading-Stripping / Mobilization/ Erosion Control	\$ 7,331.00
Provide Place and compact fill for building & paving	\$ 37,453.00
Backfill around building & paving, remove excess	\$ 7,500.00
Crushed Concrete Sub Base Materials	\$ 23,970.00
Entrance Track Out Pad	\$ 3,500.00
Paving	
6" Concrete Pavement	\$ 215,002.00
Concrete Integral Curb	\$ 10,360.00
4" Sidewalks	\$ 19,120.00

Utilities	
Water & Sewer Service	\$ 45,817.00
Storm Sewer	\$ 73,458.00
Gas Service	\$ 12,500.00
Electrical	
Site Electrical (Service Primary)	\$ 27,175.00
Landscaping	
Landscaping Allowance	\$ 35,000.00
Enhancements above Code	
Stone Veneer on East & West Sides in lieu of metal Panel	\$ 35,700.00
EIFS System on East & West Sides in lieu of Metal Panels	\$ 83,580.00
Metal Stud Framing & Sheathing: Backer for Stone & EFIS	\$ 36,190.00
Building canopies on East Side	\$ 13,624.00
<b>Sub-Total Sitework/Paving/Utilities/Landscaping/Enhancements</b>	<b>\$ 687,280.00</b>
Architectural/Engineering	
Architectural/Structural Fees	\$ 105,712.00
Civil Design & Engineering	\$ 21,000.00
SWPP Design/Inspections	\$ 5,500.00
Geotechnical investigation	\$ 7,500.00
Construction Phase Testing, Survey	\$ 12,500.00
<b>Sub Total Arch/Eng</b>	<b>\$ 152,212.00</b>
<b>Total Anticipated Eligible Costs</b>	<b>\$ 839,492.00</b>

**EXHIBIT "D"**  
**REDEVELOPMENT AGREEMENT**  
**MEMORANDUM**

[On the following page]

Record Register of  
Deeds

To: Atty Willis



After recording return to:

Andrew R. Willis  
Cline, Williams, Wright, Johnson  
& Oldfather, LLP  
233 South 13th Street, Suite 1900  
Lincoln, NE 68508

**MEMORANDUM OF REDEVELOPMENT AGREEMENT  
(Hometown Market Redevelopment Project)**

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this 16 day of September, 2024 by and between the Community Development Agency of the City of St. Paul, Nebraska (“CDA”) and St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”).

1. **Redevelopment Agreement.** CDA and Redeveloper have entered into that certain Redevelopment Agreement dated as of this even date, describing the public improvements and the private improvements being made to real property owned by Redeveloper and legally described as:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CDA of the private improvements to be made by Redeveloper on the Project Site for a period not to exceed fifteen (15) years after the Effective Date set forth in the Redevelopment Agreement. The Tax Increment so captured by the CDA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the City offices in St. Paul, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

**CDA:**

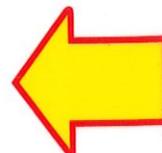
COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

ATTEST:

By: Connie Jo Beck, Secretary /  
City Clerk

By: Mike Feeken, Chairman / Mayor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF HOWARD )



The foregoing instrument was acknowledged before me this 17 day of September, 2024, by Mike Feeken and Connie Jo Beck, Chairman and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.

\_\_\_\_\_  
Notary Public

**REDEVELOPER:**

ST. PAUL GROCERY, LLC, a  
Nebraska limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_ of St. Paul Grocery, LLC, on behalf of the company.

\_\_\_\_\_  
Notary Public

**EXHIBIT "E"**  
**FORM OF TIF PROMISSORY NOTE**

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 ("THE 1933 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA  
STATE OF NEBRASKA  
COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF ST. PAUL, NEBRASKA

REDEVELOPMENT REVENUE NOTE  
(HOMETOWN MARKET REDEVELOPMENT PROJECT)  
SERIES 2024A

Maturity Date	Interest Rate	Original Issuance Date
December 31, 2041	0.0%	

Registered Holder	Principal Amount
St. Paul Grocery, LLC	\$555,380

THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA (the "Issuer"), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Accrual Commencement Date (as defined herein) or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in thirty (30) semi-annual installments due June 15, 2027, December 15, 2027, and each June 15 and December 15 thereafter through December 15, 2041, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on such note registration books. The principal and interest of this Note

is payable in any coin or currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts. No interest shall accrue until the later of: (1) the date the taxes are due for the year of the Effective Date identified in the Redevelopment Agreement (which is December 31<sup>st</sup> of the year of the Effective Date); or (2) the date that the Redeveloper has submitted and the CDA has accepted the Cost Certification for the eligible costs for the Project (the "Accrual Commencement Date").

This Note is designated the Community Development Agency of the City of St. Paul, Nebraska Redevelopment Revenue Note (Hometown Market Redevelopment Project), Series 2024A, aggregating Five Hundred Fifty-five Thousand Three Hundred Eighty and No/100 Dollars (\$555,380.00) ("Note") in principal amount which has been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and NEB. REV. STAT. §§ 18-2101 through 18-2157, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer and St. Paul Grocery, LLC, for the Hometown Market Redevelopment Project (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the "Project"). All such revenue has been duly pledged for the purpose of paying this Note.

THIS NOTE AND THE INTEREST HEREON DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, OR THE CITY OF ST. PAUL, NEBRASKA, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE AND THE INTEREST HEREON EVER GIVE RISE TO ANY PECUNIARY LIABILITY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, OR THE CITY OF ST. PAUL, NEBRASKA, A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

No recourse shall be had for the payment of the principal of or interest on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible "redevelopment project" as defined in the Act; that the issuance of this Note and the completion of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of St. Paul, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

This Note is transferable only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder hereof in person, or by his duly authorized attorney, upon written documentation of transfer satisfactory to the Issuer and the Registrar duly executed by the Registered Holder and the assignee/transferee, together with a purchase letter in a form provided by Issuer and any other documentation required by the Issuer. Prior to the approval of any transfer of this Note, the Registered Holder shall pay all of the Issuer's costs, including attorney's fees, relating to the transfer of the Note. The Issuer and the Paying Agent may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and premium, if any, and interest due hereon and for all other purposes.

The Note is prepayable at any time in whole or in part, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

IN WITNESS WHEREOF, THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

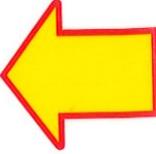
ATTEST:

By: Connie Jo Beck, Secretary /  
City Clerk

By: Mike Feeken, Chairman/ Mayor

**CERTIFICATE OF AUTHENTICATION**

City Treasurer, City of St. Paul as  
Paying Agent and Registrar



By: \_\_\_\_\_  
Authorized Signatory  
Sally Einsphar, City Treasurer

**EXHIBIT "F"**  
**FORM OF CERTIFICATE OF COMPLETION**  
**(Hometown Market Redevelopment Project)**

The undersigned certifies, represents and warrants to the City of St. Paul, Nebraska, and the Community Development Agency of the City of St. Paul, Nebraska ("CDA") with regard to the following real property situated in the City of St. Paul, Howard County, Nebraska, to wit:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

that the Private Improvements and Public Improvements required to be constructed by Redeveloper upon the above-described property have been satisfactorily completed in accordance with the requirements of the Redevelopment Agreement dated September 16, 2024, as referenced in the Memorandum of Redevelopment Agreement recorded as Instrument No. \_\_\_\_\_ in the office of the Register of Deeds for Howard County, Nebraska.

**REDEVELOPER:**

ST. PAUL GROCERY, LLC, a  
Nebraska limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CDA:**

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Connie Jo Beck, Secretary /  
City Clerk

By: \_\_\_\_\_  
Mike Feeken, Chairman / ~~Mayor~~



**EXHIBIT "G"**  
**FORM OF A CERTIFICATION OF ELIGIBLE PROJECT COSTS**

Date: \_\_\_\_\_

St. Paul Grocery, LLC ("Redeveloper"), hereby certifies that it has incurred and paid the Eligible Costs indicated herein, pursuant to the terms of the Redevelopment Agreement between Redeveloper and the Community Development Agency of the City of St. Paul. The portion of the Project as indicated herein is substantially completed. Attached hereto are documents substantiating the actual Eligible Costs and payment by Redeveloper.

REDEVELOPMENT ELIGIBLE COSTS

Certified and Requested

	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
Total certified TIF eligible costs:	\$ _____*

**\*Principal Amount of TIF Indebtedness shall not exceed \$555,380.**

**REDEVELOPER:**

ST. PAUL GROCERY, LLC, a Nebraska limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



COPIES OF PROOF OF PAYMENT ARE ATTACHED HERETO.

**Approved the by Chairman of the CDA:**

\_\_\_\_\_  
\_\_\_\_\_, Chairman

**CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION #2024- 19**

**(Redevelopment Plan Amendment -  
Hometown Market Redevelopment Project)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PAUL,  
NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR  
THE CITY OF ST. PAUL, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT  
PROJECT.**

**RECITALS**

A. The Community Development Agency of the City of St. Paul (“CDA”) has recommended that the Redevelopment Plan for the Redevelopment Area, 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 within the Redevelopment Area identified and legally defined in said amendment (the “Project Site”).

B. The proposed amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”) is on file and available for public inspection with the City Clerk.

C. The Redevelopment Plan Amendment includes the Hometown Market Redevelopment Project (the “Project”) that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CDA submitted the question of whether Redevelopment Plan Amendment should be recommended to the City Council to the Planning and Zoning Commission of the City of St. Paul, Nebraska (the “Planning and Zoning Commission”).

E. The Planning and Zoning Commission recommended the approval of the Redevelopment Plan Amendment.

F. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the City Council 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.

G. On September 16, 2024, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should 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.

H. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis for the Project prepared by the CDA, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

**Resolution 2024-19**

NOW THEREFORE, it is found by the City Council of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2157 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of 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.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the City of St. Paul.
5. The Project would not be economically feasible without the use of tax increment financing.
6. The Project would not occur on the Redevelopment Area without the use of tax increment financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of St. Paul.

Dated this 16<sup>th</sup> day of September, 2024

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_  
Chairperson / **Mayor Mike Feeken**

ATTEST: \_\_\_\_\_  
City Clerk **Connie Jo Beck**



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

**(HOMETOWN MARKET 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, as set forth in the Redevelopment Plan.

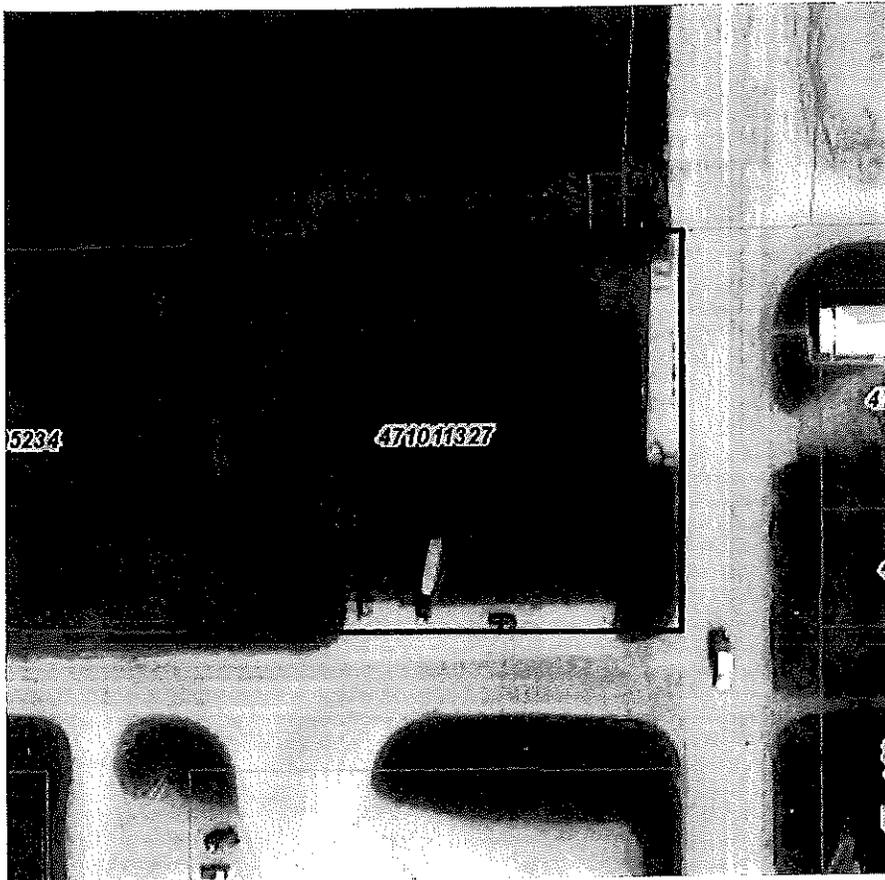
Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the "Act"), St. Paul created the Community Development Agency of the City of St. Paul ("CDA"), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the "Redevelopment Area"), which is primed for redevelopment under the Act. 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, which is located within the Redevelopment Area, is legally described on the attached and incorporated Exhibit "A" (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. The Existing Land Use Map of the Comprehensive Plan of St. Paul, adopted on May 18, 2015 as Ordinance No. 952 (the "Comprehensive Plan"), identifies the Project Site as single family residential; however, the property remains vacant. Furthermore, the Future Land Use Map of the Comprehensive Plan ~~designates the Project Site as highway commercial. The Redevelopment Plan contemplates the use of the Project Site for commercial redevelopment projects, providing that "commercial land uses are planned to remain in their current locations along the primary transportation corridor, 2nd Street (Highway 281)."~~

The Project Site is depicted below:



### **The Redevelopment Project**

St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”) currently owns the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to construct and operate an approximately 16,115 square foot grocery store that will replace Redeveloper’s current grocery store location in St. Paul at 813 6th Street. Preliminary building plans for the Project are included on the attached and incorporated Exhibit “A-1”. Construction of the grocery store at the Project Site will enable Redeveloper to better serve customers and the community by providing several additional facility features, including, among others, additional customer parking, a designated area for curb-side grocery pick-up services, efficient loading dock areas separate from customer traffic, and additional space for various expanding product lines.

Redeveloper shall construct and install all the public and private improvements for the Project. The Project Site does not have sufficient public infrastructure to support any development at this point. Redeveloper intends to construct the required utility infrastructure to support the Project, including but not limited to: sidewalks, water, sewer, and electrical improvements, among other

things. However, Redeveloper does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper desires to utilize the tax increment financing ("TIF") generated by the private improvements constructed on the Project Site to repay the costs of installing the public improvements and associated expenses. The use of TIF to assist with the costs of the public improvements will make the Project feasible.

Construction on the public and private improvements is anticipated to commence in spring of 2025 and be fully completed in 2025, depending on contractor schedule and Redeveloper's ability to obtain initial financing. Once construction has been completed, Redeveloper intends to operate the Project Site as a grocery store under the name "Hometown Market." As described above, Hometown Market will act to replace Redeveloper's current grocery store, located at 613 6th Street.

The preliminary estimated total cost of the Project is \$4,180,207. The total cost includes an estimated \$839,492 of TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth on Exhibit "B". These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. Redeveloper 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.

Without TIF, construction of the improvements on the Project Site would be cost prohibitive and Redeveloper could not complete the Project as intended, enabling business expansion and additional grocery store facility features and services to be provided to the City.

### **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 the 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.

The Project will support approximately \$555,380 in TIF Indebtedness based upon the projected base value of \$116,658, an anticipated completed valuation of \$2,100,000, and a 0.0% interest rate for the TIF Note. The TIF-eligible uses identified by the Redeveloper, together with the costs of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$555,380. The projected TIF Uses and Sources are set forth in more detail on the attached and incorporated Exhibit "B". The final, actual costs of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The first year that the tax increment is anticipated to be captured will be 2026, which remains dependent on the construction schedule and any partial valuation in 2025 during construction. The real property ad valorem taxes on the base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from development of the Project Site for operation as a grocery store as previously described. The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

### **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 the construction of a commercial grocery store. 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

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Project is anticipated to increase traffic to and from the Project Site; however, the adjacent O Street and Highway 281 (a major arterial) are designed for significant traffic counts and are sufficient to handle increases in traffic from the Project Site.

### E. Parking

Adequate parking will be constructed for the Project to meet or exceed the parking requirements set forth in the applicable zoning district. More specifically, Redeveloper anticipates that the Project will include construction of approximately 65 parking spaces, as depicted on the attached Exhibit "A".

### F. Zoning, Building Code, and Ordinances

No additional zoning, building code, or ordinance changes will be necessary for the Project. The Project Site is currently zoned as Highway Commercial, in which stores or shops for sale of household and grocery goods at retail are deemed permitted uses. Redeveloper shall be responsible for any replatting, permitting, or other governmental approvals that are necessary for the Project.

## **Comprehensive Plan**

The Comprehensive Plan, prepared by JEO Consulting Group, Inc., was adopted by the City on May 18, 2015. 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 maintain and expand the variety of retail and commercial service activities and densities available to residents as well as visitors to the community.
- New office, retail and commercial development should be provided in locations within the existing city boundaries that conveniently serve existing neighborhoods, downtown, or in areas designated on the Future Land Use Map such as along Highways 281 and 92.
- Commercial districts should be located in sites supported by adequate road capacity – commercial development should be linked to the implementation to the transportation plan.

- Future commercial retail and business park development should be coordinated and encouraged along the Highway 281 corridor.

Furthermore, Section 4 of the Comprehensive Plan details the characteristics of a Highway Commercial use category, including:

- Larger, more intense commercial developments [such as grocery stores] be located nearer to major streets.
- Located throughout town along major corridors, the intensity of particular uses suited to the character of the surrounding area.
- Neighborhoods should be served by small-scale commercial developments where appropriate, providing uses that serve the convenience and daily needs of nearby residents.

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.
- The Plan notes that the 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.

### **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 "C" and incorporated by this reference.

### **Additional Project Information from the Redeveloper**

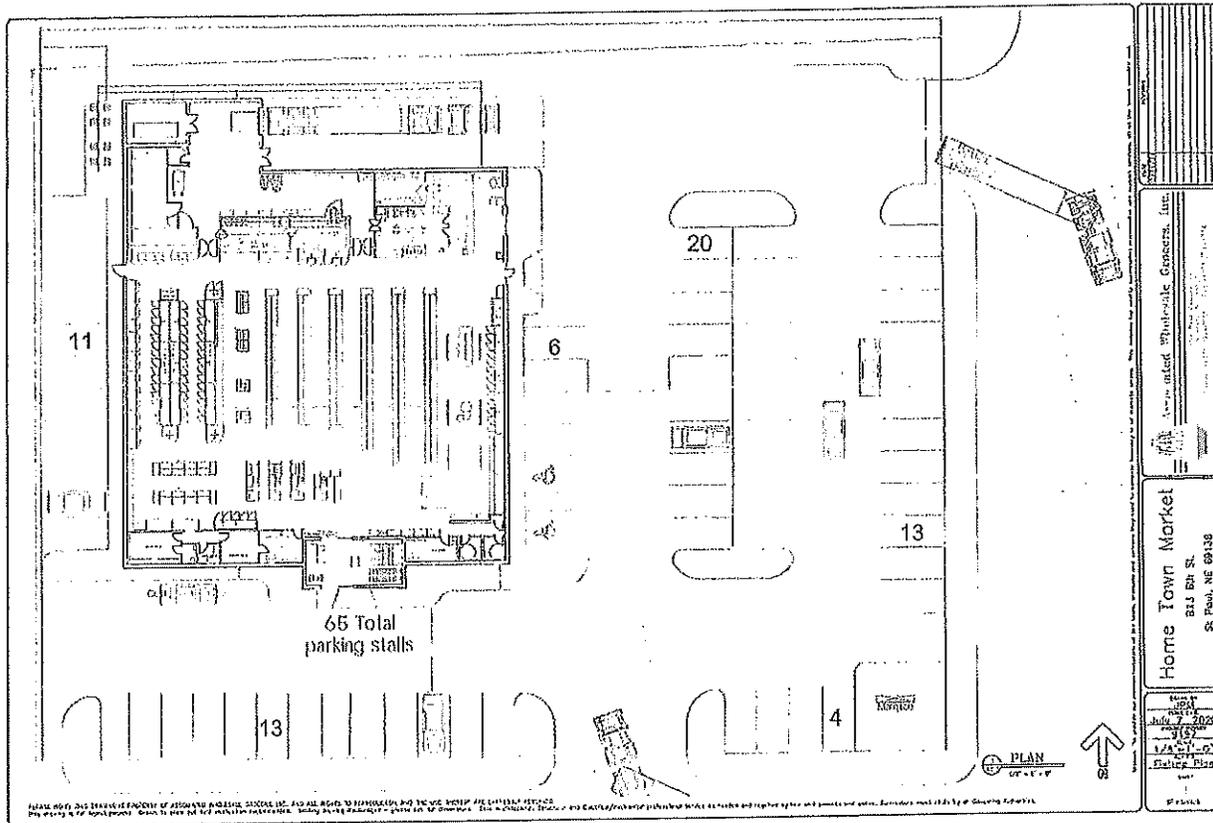
The CDA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to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

**EXHIBIT "A"**  
**Project Site**

The legal description for the Project Site is as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

Below is a depiction of the preliminary site plan for the Project:



The preliminary building plans for the Project on the Project site are attached hereto as Exhibit "A-1" for reference.

# EXHIBIT "A-1"

## Preliminary Building Plans

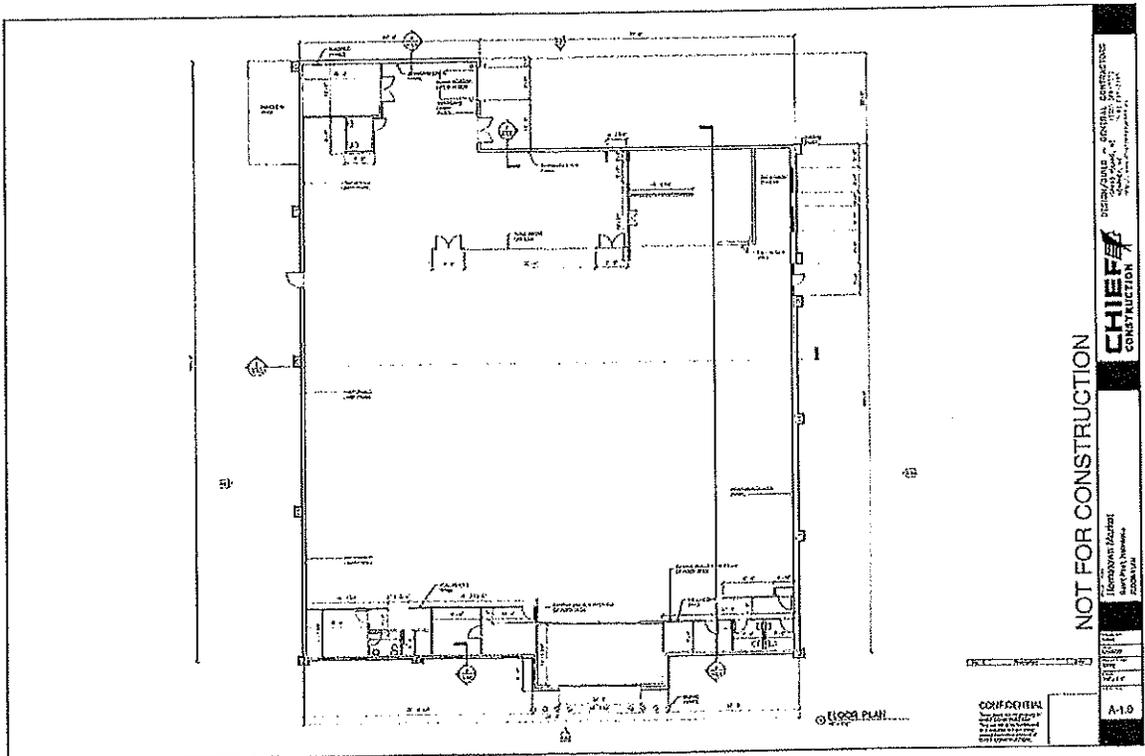
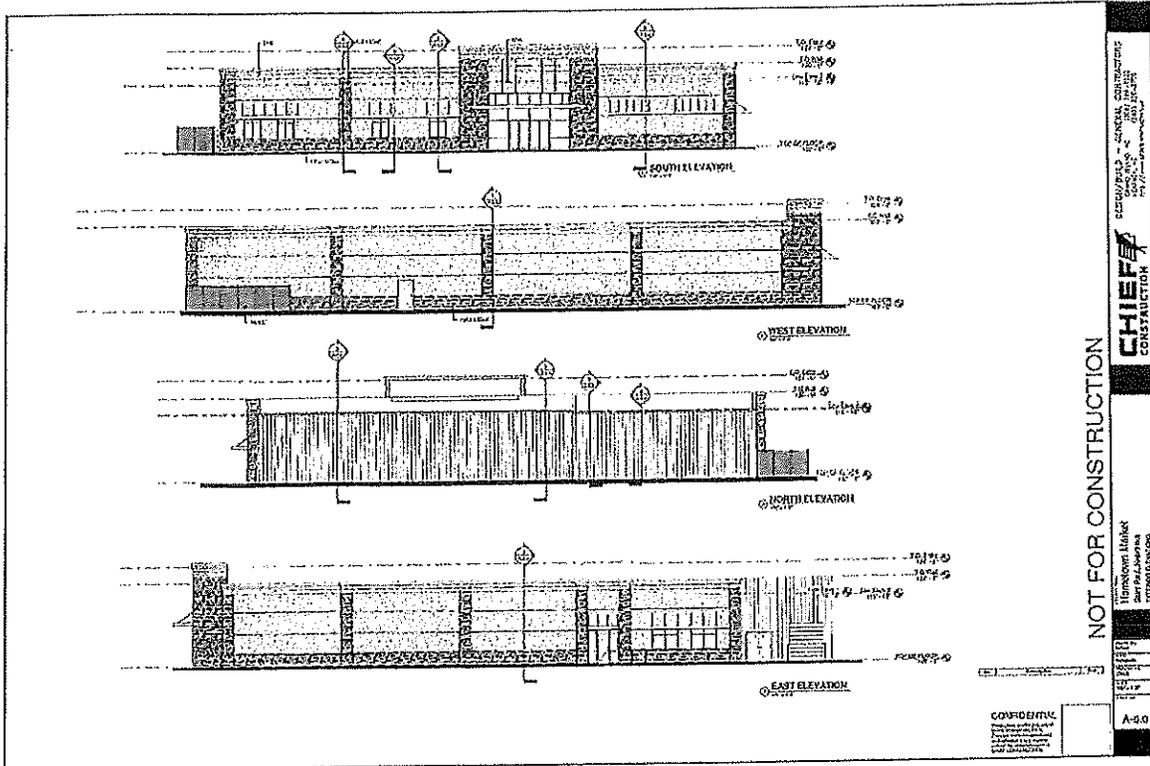


Exhibit "A-1"



**EXHIBIT "B"**  
**Projected TIF Sources and Uses**

**TIF SOURCES:** TIF authorized up to the amount of \$555,380, based upon the anticipated cost of the eligible TIF uses described below:

**Assumptions:**

Tax Levy:	1.885677
Project Site Base Value	\$116,658
Interest Rate	0%

**TIF Calculation:**

	Value	Taxes
Base Year	\$116,658	\$2,200
Completed	\$2,100,000	\$39,599
Increment	\$1,983,342	\$37,399

Annual TIF	\$37,399
Less 1% Treas. Fee	\$37,025
Total TIF (15 yrs)	\$555,380
<b>TIF Indebtedness</b>	<b>\$555,380</b>

**TIF USES:**

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

Site Development Construction	Cost
Site Work Development	
Site Grading-Stripping / Mobilization/ Erosion Control	\$ 7,331.00
Provide Place and compact fill for building & paving	\$ 37,453.00
Backfill around building & paving, remove excess	\$ 7,500.00
Crushed Concrete Sub Base Materials	\$ 23,970.00
Entrance Track Out Pad	\$ 3,500.00
Paving	
6" Concrete Pavement	\$ 215,002.00
Concrete Integral Curb	\$ 10,360.00
4" Sidewalks	\$ 19,120.00

Utilities	
Water & Sewer Service	\$ 45,817.00
Storm Sewer	\$ 73,458.00
Gas Service	\$ 12,500.00
Electrical	
Site Electrical (Service Primary)	\$ 27,175.00
Landscaping	
Landscaping Allowance	\$ 35,000.00
Enhancements above Code	
Stone Veneer on East & West Sides in lieu of metal Panel	\$ 35,700.00
EIFS System on East & West Sides in lieu of Metal Panels	\$ 83,580.00
Metal Stud Framing & Sheathing: Backer for Stone & EFIS	\$ 36,190.00
Building canopies on East Side	\$ 13,624.00
<b>Sub-Total Sitework/Paving/Utilities/Landscaping/Enhancements</b>	<b>\$ 687,280.00</b>
Architectural/Engineering	
Architectural/Structural Fees	\$ 105,712.00
Civil Design & Engineering	\$ 21,000.00
SWPP Design/Inspections	\$ 5,500.00
Geotechnical investigation	\$ 7,500.00
Construction Phase Testing, Survey	\$ 12,500.00
<b>Sub Total Arch/Eng</b>	<b>\$ 152,212.00</b>
<b>Total Anticipated Eligible Costs</b>	<b>\$ 839,492.00</b>

Exhibit "B"

**EXHIBIT "C"**  
**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 analysis for the Hometown Market 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:**

There are no negative tax shifts resulting from this Project. The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. It is anticipated that the Project will create approximately \$1,983,342 of incremental valuation. Because the Project Site does not have the necessary infrastructure for any development, there would not be any increase in valuation on the Project Site without the Project. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years of each phase.

Anticipated Tax Shift:

a.	Estimate Base Project Area Valuation:	\$116,658
b.	Max. Projected Completed Project Assessed Valuation:	\$2,100,000
c.	Projected Tax Increment Base (b. minus a.):	\$1,983,342
d.	Estimated Tax Levy:	1.885677
e.	Annual Projected Tax Shift:	\$37,399

*Note: The Anticipated 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 cost of the private improvements is anticipated to be approximately \$4,180,207 for construction and installation of the Project, with the approximately \$839,492 spent on TIF eligible public improvements on the Project Site. The public improvements will immediately support the

Project Site for commercial development, as further detailed in the Plan Amendment. The anticipated public infrastructure improvements include, without limitation: lighting, water, sanitary sewer, storm sewer, electrical, street, and sidewalks, along with any other improvements determined to be necessary by the City to support the Project.

The CDA anticipates \$555,380 of public improvements will be financed with the proceeds of tax increment financing indebtedness from the Project, with the remainder to be paid by the Redeveloper. The CDA has determined that the use of TIF and the redevelopment of the Property is in the best interests of the City. The 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 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 and expansion of 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 as a result of the development of the grocery store on the Project Site. 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:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create a new commercial and retail opportunity, specifically, a larger and improved grocery store in the City. This

is viewed as positive impacts for employers, specifically but without limitation, the size of the new grocery store will allow all departments to expand and offer more products, there will be an area designated for grocery pick-up service, and the new store will include a "Chester's Chicken" with seating area. As stated in the Comprehensive Plan, there is a need for additional commercial amenities in the City. Commercial options such as a local grocery store will benefit the community and create a better environment for recruiting new employees to the City. Without the use of TIF, the Project Site will remain vacant because there will be no infrastructure to support any development.

**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 should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project will create new business expansion within the City and improve retail and grocery services currently available in the City. Having local options for groceries and other retail services will reduce the necessity of residents traveling to Grand Island for their general shopping needs, and this should result in attracting more potential employees to the City and keeping more business in the community. The Project will further facilitate new growth in the Redevelopment Area.

**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 a new business on the Project Site, which is intended to increase employment. The Project is anticipated to maintain 40-50 employees, a portion of which being re-employed from the previous grocery store location. The increase in employment and population as a result of the project is not anticipated to substantially affect the school population. The Project does not include any residential aspect.

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

The Project will create additional infrastructure that will not only benefit the Project, but the future development in adjacent areas of the Redevelopment Area. Therefore, the Project also has a positive multiplying effect of being necessary to potentially create even more development in the City.

**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.

4862-2460-2301, v. 2

**CITY COUNCIL OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION #2024-20**

**(Redevelopment Agreement –**

Hometown Market Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT ON BEHALF OF THE CITY AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.**

**RECITALS**

A. Pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2157, as amended (the “Act”), the City of St. Paul, Nebraska (“City”), has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Hometown Market Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On September 16, 2024, the Community Development Agency of the City of St. Paul, Nebraska (“CDA”) approved the Redevelopment Agreement for the Project (the “Redevelopment Agreement”). A copy of the Redevelopment Agreement is on file and available for public inspection with the City Clerk.

E. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the City, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Paul, Nebraska, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the Chairperson is hereby authorized to execute and deliver the Redevelopment Agreement on behalf of the City.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA and City are hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

**Resolution 2024-20**

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this 16<sup>th</sup> day of September, 2024.

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_  
Chairperson/Mayor **Mike Feeken**

ATTEST: \_\_\_\_\_  
City Clerk **Connie Jo Beck**



## SECTION 3-308

### ELECTRIC SERVICE AND EXTENSIONS

#### 3-308-1 PROCEDURE FOR NEW SERVICE

##### 1.1 PROCEDURE

Contact City Utilities Office, Saint Paul, Nebraska, 704 6<sup>th</sup> Street, 308-754-4483, for application for new or additional service prior to requesting utility service through the City Utilities Superintendent. The completed application must be returned as soon as possible for the initial planning to begin. Delays in supplying the required information could cause an unnecessary delay and inconvenience for the customer. Building plans and definite load information for commercial and industrial installation must be furnished to the City Utilities Office, 704 6<sup>th</sup> Street, as soon as possible. Saint Paul Municipal Utilities Superintendent must also be contacted by Subdividers, Developers, or Electricians before wiring subdivisions. At this time, meter locations will be determined for each service in the development. Service voltage and meter spots for all installations will be designated and approved by Saint Paul Utilities. Determination of underground or overhead system shall be declared by the Developer prior to construction of new developments, [all new construction will follow Article 5: Required Improvements in accordance with the City of St. Paul Subdivision Regulations, all costs for line extensions, overhead or underground, shall be at the expense of the owner and or developer](#), subject to Saint Paul Utilities approval. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

##### 1.2 ADVANCE NOTICE TO UTILITY BY CONTRACTOR

Service from existing secondary distribution system – minimum 48 hours. Service if transformer needs to be installed on existing primary system with service drop direct from transformer to customer's entrance – minimum ten (10) working days. Service if extension of primary lines and transformer needs to be installed – minimum of twenty (20) working days. Setting of electric meters on installed service drop and meter loop – minimum forty-eight (48) hours. No primary, transformers, service drops, or meters will be installed on any other than normal working days (Monday through Friday, 8:00 a.m. -12:00/1:00 pm – 5:00 p.m.). ~~except where the contractor agrees to pay the Utility the cost of labor and~~

~~mileage involved~~. All temporary services, construction or otherwise, shall be 100% cost of the owner and or developer (labor and material loss) per temporary installation and passed by State of Nebraska Authority inspection before service can be started. The Utility shall be consulted and shall approve the location of all service entrances. Services drops (all) shall not exceed 100 feet in length from distribution system to contact customer's service entrance, where possible. Installation of additional ~~pole~~ equipment and material to serve customer's service entrance shall be at the expense of the customer, except otherwise stated in writing by the Electric Department.

1.3 DETERMINATION OF UNDERGROUND OR OVERHEAD ELECTRIC SYSTEM IN NEW DEVELOPMENTS

Developer of a tract or subdivision will have an opportunity to determine if an underground or an overhead power system will be constructed using the following criteria:

1. That preliminary plat of entire area be available and approved by Planning and Zoning Commission. This shall be required for electric system design.
2. The new development shall be compatible with adjacent and contiguous areas as far as the electric system is concerned.
3. That overhead development shall be subject to Section 3-308-2 of the policy book and that underground development shall be subject to Section 3-308-3, 5 & 6.

3-308-2 ELECTRICAL SERVICE WITHIN ESTABLISHED OVERHEAD DISTRIBUTION AREA

2.1 STANDARD RESIDENTIAL OVERHEAD SECONDARY VOLTAGE SERVICE

Minimum requirements overhead secondary electrical service where supplied from an overhead secondary distribution system, single phase 120/240 V.

The customer shall:

1. Install, own, and maintain the service mast entrance to the exterior of the residence. See drawings Exhibits 3-308-2.1, Exhibit "A".
2. Install proper support for the eye bolt, through bolt or screw insulator for attachment of utility service to the residence.
3. Install meter socket with breaker disconnect in the service entrance, provided by the City Utility Department, at the owner and or developer's expense.
4. Provide service leads of sufficient length to connect same to utility service drop without splicing.

5. Consult with Utility where problems are encountered as to obstructions to Utility's service drop connecting customer's service leads such as trees and projections on residence, etc., and compliance with State electrical code where applicable.
6. Customer shall contact Business Office for determination of required deposits.

The Utility shall:

1. Install, own, and maintain the service drop from overhead distribution system to installed support on residence.
2. Furnish meter socket and meter [at the owner and or developer's expense.](#)
3. Connect customer's service leads to Utility service drop.
4. Be consulted regarding probable obstruction as to location of termination of service drops and service entrance to residence.
5. Provide only single phase 120/240 three wire service to residential installations, not to exceed 400 Amp main.

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

## 2.2 STANDARD COMMERCIAL/INDUSTRIAL OVERHEAD SECONDARY VOLTAGE SERVICE

Minimum requirements for commercial and industrial overhead secondary service. Supplied from the Utility overhead secondary system or from a transformer bank mounted on a platform and serving an individual customer. Metering shall be on the secondary side (voltage not exceeding 750 volts).

The customer shall:

1. Provide service entrance to outside of building with service leads to be of sufficient length to connect to Utility service drop without splicing (Drawing III 2.2 Exhibits A and B).
2. Install eye bolts or securely bolted service racks for support of service drop. Three or four wire racks will be furnished by Saint Paul Utilities but must be installed by the customer. Lag screws are not permitted.
3. Install current transformers (if required) and meter socket.
4. Provide ample space and easements for installations of poles, platform, etc.

5. Customer shall contact the Business Office for determination of required deposit.

The Utility shall:

1. Furnish, install, own and maintain service drop from distribution system to contact with building.
2. Connect service drops to customer's service conductors.
3. Furnish current transformers (if required), meter socket and meter [at the owner and or developer's expense](#).
4. Determine service entrance and meter location.
5. Be consulted in all commercial and industrial installations in the planning stage.
6. Provide one of the following secondary voltages:
  - a. 120/240 volts, 3 wire, 1 phase
  - b. 120/208Y volt, 4 wire, 3 phase
  - c. 277/480Y volt, 4 wire, 3 phase
  - d. 120/240 D volt, 4 wire, 3 phase
  - e. Other requirements to have the approval of Saint Paul Utilities.

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

### 2.3 REQUESTED RESIDENTIAL UNDERGROUND SECONDARY VOLTAGE SERVICE

Minimum requirements for residential underground (secondary) electric service installation that is not within a prescribed URD area. This includes new construction, and conversions supplied from Utility's Overhead Distribution System.

The customer shall:

1. Furnish and backfill ditch from Utility's pedestal to residence. (See drawing 3-308 2.4 Exhibit "A")
2. Furnish, install, and maintain secondary entrance cable from residence to pedestal.
3. Provide sufficient length of service cable at pedestal to connect to utility equipment without splicing.
4. Not excavate around utility pole or pedestal under any circumstances without contacting Utility.

5. Install meter socket provided by Utility [at the owner and or developer's expense](#).
6. Own and maintain the service entrance cable from Utility termination to residence after installation.
7. Consult the Utility prior to any ditching from residence to pedestal location.
8. Customer shall contact Business Office for determination of required deposit for new service.

The Utility shall:

1. Provide metering equipment, sockets, pedestals, and meters in conformation to the agreement [at the owner and or developer's expense](#).
2. Connect the customer's service cable to utility equipment.
3. Provide only for single phase 120/240, three wire service to residential installation; not exceeding 400 amp main.
4. Determine location of meter and pedestal for customer loads and connection point of customer's service to the utility system.

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

#### 2.4 REQUESTED COMMERCIAL/INDUSTRIAL UNDERGROUND SECONDARY VOLTAGE SERVICE

Minimum requirements for commercial and industrial underground secondary electric service. Supplied from individual transformer bank served from Utility overhead service with transformers mounted on platform at secondary voltage not to exceed 750 volts. Metering shall be on the secondary side. Primary metering is optional with the Utility with the right reserved to prorate primary metering cost to the customer.

The customer shall:

1. Furnish, install, own and maintain conduit and/or concrete encased duct from Utility structure to customer's entrance switch with rigid conduit riser with service head mounted on Utility structure conforming to Utility specifications and approved plans.

2. Furnish all lugs on secondary side of transformers, and secondary conductors of sufficient length to connect to lugs mounted on transformer bushings without splicing.
3. Install current transformers (if required) and meter socket supplied by Utility [at the owner and or developer's expense](#).
4. Provide any conduit required for secondary metering.
5. Customer shall contact Business Office for determination of required deposit.

The Utility shall:

1. Furnish, install, own and maintain structure for transformers, translosures with required primary protective equipment [at the owner and or developer's expense](#).
2. Mount lugs furnished by customer to transformer and connect customer's service leads thereto with assistance of contractor's electrician.
3. Provide necessary current transformers, meter socket and meter, and connect for secondary metering [at the owner and or developer's expense](#).
4. Determine location of meter for customer's load.
5. Be consulted in all commercial and industrial installations in the planning stage.
6. Provide one of the following secondary voltages:
  - a. 120/208 Y volt, 4 wire, 3 phase.
  - b. 277/480 Y volt, 4 wire, 3 phase
  - c. 120/240 D volt, 4 wire, 3 phase
  - d. Other requirements to have the approval of Saint Paul Utilities.

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska authority before any connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

## 2.5 REQUESTED COMMERCIAL/INDUSTRIAL UNDERGROUND PRIMARY VOLTAGE SERVICE

Minimum requirements for commercial and industrial (underground primary) electric service installation that is not within an underground service area. Supplied from primary (12470/7200 volts) from Utility's Overhead Distribution System. Where transformers are to be located on customer's premises and

located in translosures, vaults, or on pads. Metering shall be on the secondary side (at 750 volts or less). Primary metering is optional with the Utility, with the right reserved to prorate metering cost to the customer.

The customer shall:

1. Furnish, install, own, and maintain vault or pad with necessary conduits for transformers or translosures in accordance with Utility furnished or approved drawings.
2. Furnish, install, own, and maintain conduit or concrete encased duct from vault or pad to Utility structure with rigid conduit riser on structure in accordance with Utility furnished or approved drawings.
3. Furnish lugs to connect customer service to the secondary side of transformer. Customer service leads are to be of sufficient length to connect to secondary lugs without splicing.
4. Install current transformers (if required) and meter socket supplied by Utility [at the owner and or developer's expense](#).
5. Provide any required conduit for metering equipment.
6. The City Utility Department actively encourages underground service installations in commercial and industrial areas by installing underground electrical services on installations with a 150 KVA or larger transformer if the customer installs a conduit system and transformer pad to utility specifications. Customer shall contact Business Office for determination of required deposit

The Utility shall:

1. Provide structure for primary service take off complete with termination kits, stress cones, lightning arresters, fused cutouts, and ground all connected to the Utility's primary distribution system [at the owner and or developer's expense](#).
2. ~~Furnish~~ [Provide](#) all primary conductors and connect the primary distribution system to the termination at the transformer [at the owner and or developer's expense](#).
3. ~~Furnish~~ [Provide](#), install, own, and maintain the required transformers or pad mount transformer and transclosure.
4. Mount lugs furnished by customer to transformer and connect customer's service leads thereto, with contractor's electrician's assistance.
5. Provide the necessary current transformers, meter socket and meter, and connect for secondary metering [at the owner and or developer's expense](#).
6. Determine location of meter for customer's load.

7. Be consulted in all commercial and industrial installation in the planning stage.
8. Provide one of the following secondary voltages:
  - (a) 120/240 volt, 3 wire, 1 phase.
  - (b) 120/208 Y volt, 4 wire, 3 phase
  - (c) 277/480 Y volt, 4 wire, 3 phase
  - (d) 120/240 D volt 4 wire, 3 phase
  - (e) Other requirements to have the approval of Saint Paul Utilities.

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

3-308-3 ELECTRIC SERVICE WITHIN ESTABLISHED UNDERGROUND DISTRIBUTION AREA

3.1 RESIDENTIAL UNDERGROUND SERVICE

Minimum requirements for residential (underground) secondary electric service – supplied from a URD system in an area designated by written agreement between a developer and Saint Paul Utilities as an underground primary distribution system.

The customer shall:

1. Furnish and backfill ditch from Utilities transformer, pedestal or below ground terminal box to residence. (See drawing 3-308-3.1 Exhibit A)
2. Furnish, install, and maintain secondary entrance cable from residence to transformer pedestal, or below ground terminal box.
3. Provide sufficient length of service cable at pedestal, transformer, or below ground terminal box to connect to Utility equipment without splicing.
4. Not excavate around transformer pad, pedestal or below ground terminal box under any circumstance without contacting Utility.
5. Install meter socket provided by Utility [at the owner and or developer's expense](#).
6. Own and maintain the service entrance cable from Utility termination to residence after installation.
7. Consult the Utility prior to any ditching from residence to transformer, pedestal, or below ground terminal box location.

8. Customer shall contact Business Office for determination of required deposit.

The Utility shall:

1. Provide metering equipment, sockets, pedestals, and meters conforming to the agreement [at the owner and or developer's expense](#).
2. Connect the customer's service cable to Utility equipment.
3. Provide only for single phase 120/240 volt, three wire service to residential installations not exceeding 400 Amp main.
4. Determine location of meter for customer loads and connection point of customer's service to the Utility system.

### 3.2 COMMERCIAL/INDUSTRIAL UNDERGROUND SERVICE

Minimum requirements for commercial and industrial underground primary electric service in established underground service area – supplied from the Utility underground primary system to transformers located on customer's premises and placed in vault, transclosure, or a padmount transformer. Metering shall be on the secondary side (voltage not exceeding 750 volts). Primary metering is optional with the Utility with right reserved to prorate metering cost to customer.

The customer shall:

1. Furnish, own, install, and maintain an approved buried conduit or concrete encased duct from high voltage enclosure to transformer location (padmount or transclosure enclosed – Utility option) in accordance with Utility specifications and approved plans.
2. Furnish, own, install, and maintain a concrete pad or concrete vault with all conduits installed in place in accordance with Utility specifications and approved plans.
3. Furnish secondary lugs and assist in connection to customer's service leads to transformer secondary.
4. Furnish service leads of sufficient length to connect to secondary lugs without splicing.
5. Provide any conduit required for secondary metering.
6. The Electric Utility Department actively encourages underground service installations in commercial and industrial areas by installing underground electrical services on installations with a 150 KVA or larger transformer if the customer installs a conduit system and transformer pad to utility specifications.
7. Customer shall contact Business Office for determination of required deposit.

The Utility shall:

1. ~~Furnish~~ provide and install primary (high voltage) cables from Utility enclosure and/or system switching compartments to transform and connect the same to Utility system and equipment at the owner and or developer's expense.
2. ~~Furnish~~ Provide, own, install and maintain transformation and primary switching equipment at the owner and or developer's expense.
3. ~~Furnish~~ Provide and install termination on primary cable at the owner and or developer's expense
4. ~~Furnish~~ Provide current transformers (if required), meter socket and meter at the owner and or developer's expense.
5. Assist in connecting customer's service leads to customer furnished lugs and mount on transformers secondary bushings.
6. Provide one of the following secondary voltages:
  - (a) 120/240 volt, 3 wire, 1 phase
  - (b) 120/208 Y volt, 4 wire
  - (c) 277/480 Y volt, 4 wire, 3 phase
  - (d) 120/240 D volt, 4 wire, 3 phase
  - (e) Other requirements to have approval of Saint Paul Utilities

Inspection:

1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

3-308-4 ELECTRICAL SERVICE REQUEST FOR SERVICE THAT IS NOT ADJACENT TO DISTRIBUTION SYSTEM AND CAUSE FOR POWER LINE EXTENSION

4.1 RESIDENTIAL SERVICE INSIDE CORPORATE LIMITS

Residents requesting service to existing additional and/or subdivisions within the corporate limits of City of Saint Paul for electrical residential service may have a single phase overhead power line constructed ~~generally~~ ~~at no-cost~~ at the owner and or developer's expense, ~~exceptions being a~~ new subdivision where underground residential distribution (URD) electric system may be installed subject to Saint Paul Utilities approval (see Section 3-308-1 and Residential Subdivision Developer/Utility Participation Policy and URD Agreement) ([Article 5: Required Improvements in accordance with the City of St. Paul Subdivision](#))

Regulations. All line construction shall be subject to easements, street openings, and all other requirements associated herewith. All other parts of this policy book are in effect as applicable.

4.2 RESIDENTAL SERVICE OUTSIDE OF CORPORATE LIMITS NOT ADJACENT TO EXISTING POWER LINE

For residences requesting service to any proposed residence that is within Saint Paul Utilities Service area the Electric Utilities Department will determine if extension of line is granted and any subsequent conditions required by person(s).

All line construction shall be subject to easements, right of way, and/or road opening, and all other requirements associated herewith.

All other parts of this policy book are in effect as applicable.

4.3 COMMERCIAL INDUSTRIAL SERVICE INSIDE CORPORATE LIMITS

Commercial/Industrial Firms requesting service to existing additions or new additions brought into corporate limits of City of Saint Paul may have a single or three phase overhead power constructed ~~generally at no cost to customer~~ at the owner and or developer's expense Electric line voltage and phase determination of Saint Paul Utilities. Overhead line construction shall be subject to easements, street openings, and all other requirements associated herewith.

All other parts of this policy book are in effect as applicable.

4.4 COMMERCIAL/INDUSTRIAL SERVICE OUTSIDE CORPORATE LIMITS

Commercial/Industrial Firms requesting service to any proposed commercial or industrial customer that is within Saint Paul Utilities' service area but not adjacent to existing power lines, will have to request such service. The Electric Utility Department will determine if extension of line is granted, and any subsequent conditions required of firm making the request.

Overhead line construction shall be subject to easements, right of way, and/or roadway opening, and all other requirements associated herewith.

All other parts of this policy book are in effect as applicable.

3-308-5 ELECTRIC DISTRIBUTION IN NEW DEVELOPMENTS

5.1 OUTLINE OF PROCEDURE FOR SERVICE

Extension of electric (underground) service in and to new area developments.

General conditions:

1. Determination if underground or overhead system shall be declared by the developer prior to construction in a new development, subject to Saint Paul Utilities approval. If the Developer desires to use overhead, the Utility will install overhead at ~~no cost to developer~~ at the owner and or developer's expense.
2. The Utility's responsibility terminates at the padmount transformer, transclosure or pedestal.
3. The utility shall ~~furnish~~ provide meter sockets and meters at the owner and or developer's expense
4. The Developer will provide the necessary easements, right-of-way and final grades pertaining to the area to be serviced at no cost to the Utility.
5. Should it be necessary to furnish temporary overhead construction prior to the completion of installation of an underground system, ~~no charge will be made whenever the Developer, in the Utility's opinion has used due diligence, including adequate time for planning of URD system, delivery of materials, notifying the Utility of service requirements and the orderly development of the area; otherwise,~~ the cost of such temporary service will be at the expense of the Developer or others.
6. Each development or phase of development shall be by contractual agreement between Saint Paul Utilities and the Developer and shall clearly define areas to be serviced, costs and other conditions applicable.

Inspection:

1. All work on a customer's premises must be passed by the State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities.
2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

Residential Areas

1. The customer or developer shall furnish and install 120/240 single phase service from pedestal or transformer to the residence.
2. For underground see Residential Subdivision Developer/Utility Participation Policy and URD Agreement.
  - (a) Three phase service will not be available to residential customers.

This policy is limited to new residential developments of fifteen (15) lots or less or a total front footage not to exceed 2,250'. Should the Developer at their option wish to exceed the aforementioned limitations, the Developer shall choose between two alternatives. Prior to installation into any lots exceeding the limitations, for all unfunded (Developer participation) percentages of installation costs, the Developer agrees to purchase with a Saint Paul bank a certificate of deposit in the name of Saint Paul Utilities with instructions that interest be paid to the purchaser of the certificate or Provide bond coverage for the unfunded percentage of installation.

#### Commercial/Industrial Areas

1. The Electric Utility Department actively encourages underground service installation in commercial and industrial areas by allowing up to five years to pay for the difference in costs between overhead and underground service installations per an agreement to be established by the Electric Utility Department.
2. The Electric Utility Department actively encourages underground service installations in commercial and industrial areas by installing underground electrical services on installations with a 150 KVA or larger transformer if the customer installs a conduit system and transformer pad to utility specifications.

#### 3-308-6 STREET LIGHTING IN NEW DEVELOPMENTS

##### 6.1 STREET LIGHTING IN NEW DEVELOPMENTS – WITHIN CORPORATE LIMITS

1. The City of Saint Paul will initially bear ~~all~~ no costs for street light installation within the corporate limits, including overhead/underground differential costs. The street lighting design will be completed by Saint Paul Utilities and will be one of the standard designs approved by the city.
2. Any additions not within corporate limits will not be furnished lighting by Utility, unless by written agreement with the Developer.
3. The developer will provide the necessary easements, rights-of-way, and final grades pertaining to the area to be served at no cost to the Utility.
4. A written agreement covering underground service, costs and specifying the engineering and construction standards will be executed by the developer and Utility.

#### 3-308-7 SERVICE TO TRAILER COURTS

##### 7.1 REGARDING EXTENSION OR INSTALLATION OF ELECTRIC (UNDERGROUND) SERVICE IN AND TO TRAILER COURTS

General Conditions: URD Electric Service: Serving Trailer Courts

1. Determination of underground or overhead system shall be declared by the Developer prior to construction in new development, subject to Saint Paul Utilities' approval.
2. If the Developer desires to use overhead, the Utilities will install overhead at ~~no cost to developer~~ at the owner and or developer's expense.
3. For underground see Residential Subdivision Developer/Utility Participation Policy and URD Agreement.
4. The Developer will provide the necessary easements, right-of-way and final grades pertaining to the area to be serviced, at no cost to the Utility.
5. Each development or phase of development shall be by contractual agreement between Saint Paul Utilities and the Owner/Developer and shall clearly define areas to be served, costs, and other conditions applicable.

Specific conditions:

1. The Utility shall install at the owner and or developer's expense, own, operate, and maintain the following:
  - (a) A single-phase primary distribution system.
  - (b) Padmount or enclosure protected transformers if system is underground.
  - (c) Electric meters to record KWH consumption.
  - (d) Reading of meters and rendering of bills to customer direct, requiring compliance with ordinance regarding deposits, rates and prompt payments of bills.
2. Utility responsibility terminates at secondary terminals of transformer(s) for underground.
3. The Owner/Developer shall install, and/or own, operate, and maintain the following:
  - (a) The secondary distribution system if underground.
  - (b) Meters, pedestals, fuse protection, and facilities for trailer connections.
4. The underground secondary system shall commence at the secondary terminals of the transformer(s).
5. All installations shall be in accordance with the National and City Electrical Codes and approved by the State of Nebraska Authority. Owner/Developer will furnish the Utility with approved plot plan, showing the location by lot numbers of all trailer spaces, together with the location of the Utility's and Owner's facilities. The location of Utility's facilities shall constitute an easement for installation, operation, and maintenance of these facilities.

## 7.2 POLICY FOR ELECTRIC SERVICE TO EXISTING TRAILER COURTS PRIOR TO 1970

1. Overhead and aerial construction

The Utility shall install at the owner and or developer's expense, own, operate, and maintain the following:

- (a) Primary distribution system (where required).
- (b) Secondary distribution system (single phase).
- (c) Service drop to court owner's service plot.
- (d) **Furnish** Provide at the owner and or developer's expense, meter socket to be installed by others.
- (e) **Furnish** Provide at the owner and or developer's expense, electric meter to record KWH consumption.
- (f) Read meters and render billing to customer direct, requiring compliance with ordinance regarding deposits, rates, and prompt payment of bills.

2. The court owner shall install, own, and maintain the following:

- (a) A service pole, serving designated trailer lots, and having mounted thereon meter loops, fuse protection, a plug-in facilities to serve the trailers individually; all to be installed in accordance with the National and City Electrical Codes and approved by the State of Nebraska Authority.
- (b) Furnish the Utility with an approved plot plan, showing the location by lot numbers of all trailer spaces, together with the location of the Utility's and owner's facilities. The location of Utility facilities on this lot plan shall constitute an easement for installation, operation, and maintenance of these facilities.

3. Any new trailer court installation to be underground.

Inspection:

- 1. All work on a customer's premises must be passed by the proper State of Nebraska Authority before any permanent connection can be made by Saint Paul Utilities.
- 2. All work shall be in accordance with the latest "National Electrical Code" and local ordinances.

3-308-8 TRIMMING TREES NEAR LINES OF DISTRIBUTION SYSTEM; NOTICE REQUIRED

Any person desiring to cut or remove trees or branches thereof or to fell same, in close proximity to the lines of the electric distribution system of the City, and which said work might cause injury or damage to the lines thereof, shall, before doing the said work, give reasonable written notice to the electrical superintendent and shall follow any and all rules and regulations which he/she may prescribe for doing such work. It shall be unlawful for any person felling or

removing such trees or branches to disrupt or damage the lines without first giving proper notice and receiving permission in writing to do so.

3-308-8A OVERHANGING BRANCHES; CITY'S RIGHT TO REMOVE

Whenever it becomes necessary to protect the lines or property of the electric distribution system of this City, the City shall have the right to remove and cut away in a careful and prudent manner overhanging branches or limbs of trees, so that its lines shall be free and open. Such right, privilege and authority may also be exercised by the City whenever the City Council at any regular or special meeting passes a resolution stating its intention to so cut or remove such obstructions to the lines and service of its electric distribution system.

1. The consumer shall permit the Electric Department to trim the limbs and tops of trees to the extent that such trimming shall be reasonably necessary to avoid interference with the City's lines.
2. The consumer shall be responsible for their property such trimming of trees as may be necessary to avoid interference with the City's service loops running from the City's distribution poles to the point of delivery on consumer's premises.

Inspection:

1. The electrical superintendent or his/her authorized agents shall have free access at any reasonable time to each premises and building in which electricity is supplied.

# City of St. Paul's Treasurer's Report:

Account Number	Prev. Mth Total	Current Mth Total	Total	
<b>HOMESTEAD BANK</b>	<b>July 31, 2024</b>	<b>August 31, 2024</b>		<b>Comments</b>
Checking 100-027	\$ (633,510.28)	\$ 745,276.41	\$ 111,766.13	
Sales Tax 300-277	\$ (20,988.65)	\$ 62,264.30	\$ 41,275.65	Mtr Veh \$8136; 25% Infrast \$8550; Fire Station \$17100
Civic Center 300-749	\$ (239.13)	\$ 239.33	\$ 0.20	
City REDLG 301-465	\$ (163,812.59)	\$ 136,896.72	\$ (26,915.87)	Vogel; Teresa's Fl; Co. Cage; Bootleggers; Expense: The Den \$30,000
City ARP 303057	\$ -	\$ -	\$ -	Closed Account
Water Trmt 504-189	\$ (8,414.58)	\$ 8,424.95	\$ 10.37	
Keno 504-409	\$ (35,763.44)	\$ 41,893.85	\$ 6,130.41	Keno Rev \$6081
Sales Tax 504420	\$ (282,439.53)	\$ 150,317.17	\$ (132,122.36)	LB840 Rev; Sales Tax; SPDC \$35,000 (oper); Trfr to 300277 \$75,000; SPDC Middle Loup \$13,421 & \$10,012; Elsbury \$105,000; B Radke \$1,188
Pool 504-442	\$ (14,181.99)	\$ 14,199.47	\$ 17.48	
General 504-805	\$ -	\$ -	\$ -	Closed Account for HVAC
Sewer 504-849	\$ (19,628.07)	\$ 19,652.27	\$ 24.20	
Police 504-860	\$ (16,566.04)	\$ 16,597.36	\$ 31.32	
Senior Center 504-882	\$ (8,507.82)	\$ 8,518.31	\$ 10.49	
Brick (Street) 504-915	\$ (2,064.87)	\$ 2,067.42	\$ 2.55	
Library Maint. 504-970	\$ (2,888.79)	\$ 2,892.35	\$ 3.56	
Light Sinking 504-981	\$ (5,085.96)	\$ 5,342.49	\$ 256.53	
Fire Sinking 504-992	\$ (7,632.55)	\$ 7,641.96	\$ 9.41	
EMT Sinking 505-003	\$ (8,055.96)	\$ 8,065.89	\$ 9.93	
Street Sinking 505-014	\$ (12,162.67)	\$ 12,177.66	\$ 14.99	
Park Sinking 505-025	\$ (11,813.81)	\$ 11,828.38	\$ 14.57	
TIF Projects 505-036	\$ (1,249.01)	\$ 1,252.55	\$ 3.54	
Elm Cemetery Found 505168	\$ (16,678.81)	\$ 16,684.98	\$ 6.17	
Civic Center Sink 505179	\$ (1,866.16)	\$ 1,868.46	\$ 2.30	
Walk/Bike 5482-7	\$ (3,453.39)	\$ 3,453.39	\$ -	
<b>CITIZENS BANK &amp; TRUST</b>				
Consumer Dep 102-415	\$ (54,550.71)	\$ 54,550.71	\$ -	
Cafeteria 125 102-407	\$ (17,015.41)	\$ 18,467.50	\$ 1,452.09	
Health Ded 102-482	\$ (52,896.20)	\$ 53,760.02	\$ 863.82	Regional Care Activity RE Deductible;
25% Infrast 102-342	\$ (121,940.55)	\$ 130,726.04	\$ 8,785.49	25% Infrast Deposit + Interest
Fire Station Proceeds #103667 to Pay Bond	\$ (139,822.33)	\$ 157,194.45	\$ 17,372.12	Proceeds + Interest
Fire Station Construct #103683	\$ (150,100.84)	\$ 19,949.28	\$ (130,151.56)	Bierman \$120,189; Wesco \$3,317
Cemetery Sav 753-122	\$ (15,332.30)	\$ 15,532.30	\$ 200.00	
Park Aluminum 772682	\$ (6,308.15)	\$ 6,597.40	\$ 289.25	Alum Cans + Interest

Light ICS 103217	\$ (542,299.95)	\$ 544,330.15	\$ 2,030.20	
Water ICS 103225	\$ (543,193.14)	\$ 533,063.93	\$ (10,129.21)	W/D Elsbury #5 + Interest
Sewer ICS 103241	\$ (523,428.21)	\$ 513,225.02	\$ (10,203.19)	W/D Elsbury #5 + Interest
General ICS 103209	\$ (825,311.88)	\$ 1,128,618.62	\$ 303,306.74	
Building ICS 103233	\$ (25,010.65)	\$ 9,968.57	\$ (15,042.08)	
Fire ICS 103268	\$ (13,940.84)	\$ 13,993.03	\$ 52.19	
Ambulance ICS 103276	\$ (78,383.67)	\$ 78,677.08	\$ 293.41	
Park ICS 103284	\$ (46,329.32)	\$ 46,502.73	\$ 173.41	
Police ICS 103292	\$ (2,711.29)	\$ 2,721.44	\$ 10.15	
Keno ICS 103314	\$ (40,663.79)	\$ 40,816.02	\$ 152.23	
Street ICS 103349	\$ (1,269,333.41)	\$ 1,211,534.18	\$ (57,799.23)	W/D Elsbury #5 + Interest
Library ICS 103365	\$ (17,344.11)	\$ 17,409.04	\$ 64.93	
Senior Center ICS 103373	\$ (25,012.53)	\$ 25,106.17	\$ 93.64	
Redlg ICS 103381	\$ (102,444.13)	\$ 102,827.65	\$ 383.52	
Pool ICS 103438	\$ (38,838.09)	\$ 38,983.49	\$ 145.40	
Cemetery ICS 103446	\$ (65,132.41)	\$ 65,376.24	\$ 243.83	
25% Infrastructure ICS	\$ (208,325.34)	\$ 209,105.24	\$ 779.90	
Sales Tax ICS 103462	\$ (14,254.29)	\$ 14,307.65	\$ 53.36	
Health Ded ICS 102-482	\$ (105,884.37)	\$ 106,280.76	\$ 396.39	
<b>HERITAGE BANK</b>				
UB ACH 411025	\$ (506,037.69)	\$ 382,334.53	\$ (123,703.16)	ACH Utility Bills
<b>NPAIT INVESTMENTS</b>				
Light #23251-101	\$ (492,137.72)	\$ 494,347.46	\$ 2,209.74	ALL INTEREST
Water #23251-102	\$ (162,962.30)	\$ 163,694.04	\$ 731.74	
General #23251-104	\$ (492,137.72)	\$ 494,347.46	\$ 2,209.74	
Sewer #23251-106	\$ (217,412.38)	\$ 218,388.62	\$ 976.24	
Fire #23251-107	\$ (92,930.14)	\$ 93,347.37	\$ 417.23	
Ambulance #23251-108	\$ (163,171.36)	\$ 163,904.03	\$ 732.67	
Park #23251-109	\$ (99,413.58)	\$ 99,859.97	\$ 446.39	
Library #23251-110	\$ (54,029.18)	\$ 54,271.76	\$ 242.58	
Keno #23251-111	\$ (109,138.88)	\$ 109,628.96	\$ 490.08	
Redlg #23251-112	\$ (54,029.18)	\$ 54,271.76	\$ 242.58	
Fire Station Construct. #23251-201	\$ (1,864,148.53)	\$ 1,572,039.25	\$ (292,109.28)	Trfr \$300,000 for Construction + Interest \$7,891
<b>NEBRASKA CLASS</b>				
Lights 01-0005-0001	\$ (769,495.37)	\$ 772,931.44	\$ 3,436.07	
Water 01-0005-0002	\$ (237,753.05)	\$ 238,814.70	\$ 1,061.65	
Sewer 01-0005-0003	\$ (312,593.00)	\$ 313,988.84	\$ 1,395.84	
General 01-0005-0004	\$ (710,152.89)	\$ 713,323.97	\$ 3,171.08	
Street 01-0005-0005	\$ (44,182.51)	\$ 44,379.80	\$ 197.29	
Fire 01-0005-0006	\$ (32,328.66)	\$ 32,473.02	\$ 144.36	
Police 01-0005-0007	\$ (16,164.34)	\$ 16,236.52	\$ 72.18	
Fire Station Construction	\$ -	\$ -	\$ -	

01-0005-0008				
Cemetery 01-0005-0009	\$ (28,018.15)	\$ 28,143.26	\$ 125.11	
Ambulance 01-0005-0010	\$ (127,159.39)	\$ 127,727.20	\$ 567.81	
Park 01-0005-0011	\$ (47,415.39)	\$ 47,627.12	\$ 211.73	
Library 01-0005-0012	\$ (42,027.25)	\$ 42,214.92	\$ 187.67	
Keno 01-0005-0013	\$ (39,872.04)	\$ 40,050.08	\$ 178.04	
Sales Tax 01-0005-0014	\$ (130,392.26)	\$ 130,974.51	\$ 582.25	
25% Infrast. 01-0005-0015	\$ (77,548.37)	\$ 77,894.65	\$ 346.28	
Sales Tax (Fire Station Proc.	\$ -	\$ -	\$ -	
01-0005-0016				
REDLG 01-0005-0017	\$ (18,319.56)	\$ 18,401.36	\$ 81.80	
Building Sinking	\$ (25,862.94)	\$ 25,978.43	\$ 115.49	
01-5000-0019				
Swimming Pool	\$ (16,164.34)	\$ 16,236.52	\$ 72.18	
01-0005-0020				
Senior Center	\$ (21,552.45)	\$ 21,648.69	\$ 96.24	
01-5000-0021				
Health Ded 01-5000-0022	\$ (127,606.32)	\$ 128,176.13	\$ 569.81	
<b>CITY FUND TOTAL</b>	<b>\$ (13,454,968.95)</b>	<b>\$ 13,174,836.75</b>	<b>\$ (280,132.20)</b>	



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

As of August 31, 2024

**Homestead Bank**

Checking (NOW) 300-100-027.....	\$	745,276.41
City Sales Tax (Checking) 300-300-277.....	\$	62,264.30
St. Paul Civic Center (MMDA) 300-300-749.....	\$	239.33
City REDLG (Secure Plus) 300-301-465.....	\$	136,896.72
American Rescue Plan (ARP) Funds 300-303-057.....	\$	-
Water Treatment Plant (Bond Reserve) (MMDA) 300-504-189.....	\$	8,424.95
Keno (MMDA) 300-504-409.....	\$	41,893.85
Sales Tax (P.I.) 300-504-420.....	\$	150,317.17
Pool Construction (MMDA) 300-504-442.....	\$	14,199.47
General Equipment Sinking (MMDA) 300-504-805.....	\$	-
Sewer Building & Equipment Fund (MMDA) 300-504-849.....	\$	19,652.27
Police Equipment Fund (MMDA) 300-504-860.....	\$	16,597.36
Senior Center Fund (MMDA) 300-504-882.....	\$	8,518.31
Brick Account (MMDA) 300-504-915.....	\$	2,067.42
Library Maintenance Reserve (MMDA) 300-504-970.....	\$	2,892.35
Light Sinking Fund (MMDA) 300-504-981.....	\$	5,342.49
Fire Sinking Fund (MMDA) 300-504-992.....	\$	7,641.96
EMT Sinking Fund (MMDA) 300-505-003.....	\$	8,065.89
Street Sinking Fund (MMDA) 300-505-014.....	\$	12,177.66
Park Equipment Sinking Fund (MMDA) 300-505-025.....	\$	11,828.38
TIF Projects (MMDA) 300-505-036.....	\$	1,252.55
St. Paul Elmwood Cemetery Foundation (MMDA) 300-505-168.....	\$	16,684.98
Civic Center Sinking Fund (MMDA) 300-505-179.....	\$	1,868.46
Walk/Bike Trail (Savings) 300054827.....	\$	3,453.39

**Citizens Bank & Trust**

Consumer Deposit Fund (Checking) 102415.....	\$	54,550.71
Cafeteria 125 (NOW) 102407.....	\$	18,467.50
Health Deductible Account (NOW) 102482.....	\$	53,760.02
Sales Tax Infrastructure (NOW) 102342.....	\$	130,726.04
Sales Tax Fire Station Proceeds 103667.....	\$	157,194.45
Fire Station Construction 103683.....	\$	19,949.28
Cemetery (Savings) 753122.....	\$	15,532.30
City Park Aluminum Improvement (Savings) 772682.....	\$	6,597.40
Lights (ICS MMA) 103217.....	\$	544,330.15
Water (ICS MMA) 103225.....	\$	533,063.93
Sewer (ICS MMA) 103241.....	\$	513,225.02
General (ICS MMA) 103209.....	\$	1,128,618.62
Building (ICS MMA) 103233.....	\$	9,968.57



"This institution is an equal opportunity provider, and employer".



Fire (ICS MMA) 103268.....	\$	13,993.03
Ambulance (ICS MMA) 103276.....	\$	78,677.08
Park (ICS MMA) 103284.....	\$	46,502.73
Police (ICS MMA) 103292.....	\$	2,721.44
Keno (ICS MMA) 103314.....	\$	40,816.02
Streets (ICS MMA) 103349.....	\$	1,211,534.18
Library (ICS MMA) 103365.....	\$	17,409.04
Senior Center (ICS MMA) 103373.....	\$	25,106.17
Red Leg (ICS MMA) 103381.....	\$	102,827.65
Pool (ICS MMA) 103438.....	\$	38,983.49
Elmwood Cemetery (ICS MMA) 103446.....	\$	65,376.24
25% Sales Tax Infrastructure (ICS MMA) 102342.....	\$	209,105.24
City Sales Tax (ICS Bus. Int.) 103462.....	\$	14,307.65
Health Deductible Account (ICS MMA) 102482.....	\$	106,280.76

**Heritage Bank**

ACH Account (MMDA) 411025.....	\$	382,334.53
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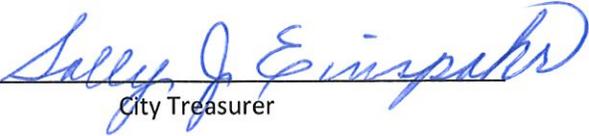
**NPAIT Funds**

Light Funds 23251-101.....	\$	494,347.46
Water Funds 23251-102.....	\$	163,694.04
General Funds 23251-104.....	\$	494,347.46
Sewer Funds 23251-106.....	\$	218,388.62
Fire Funds 23251-107.....	\$	93,347.37
Ambulance Funds 23251-108.....	\$	163,904.03
Park Funds 23251-109.....	\$	99,859.97
Library Funds 23251-110.....	\$	54,271.76
Keno Funds 23251-111.....	\$	109,628.96
REDLG Funds 23251-112.....	\$	54,271.76
New Fire Station 23251-201.....	\$	1,572,039.25

**NEBRASKA CLASS**

Lights 01-0005-0001.....	\$	772,931.44
Water 01-0005-0002.....	\$	238,814.70
Sewer 01-0005-0003.....	\$	313,988.84
General 01-0005-0004.....	\$	713,323.97
Street 01-0005-0005.....	\$	44,379.80
Fire 01-0005-0006.....	\$	32,473.02
Police 01-0005-0007.....	\$	16,236.52
Fire Station Construction 01-0005-0008.....		\$0.00
Cemetery 01-0005-0009.....	\$	28,143.26
Ambulance 01-0005-0010.....	\$	127,727.20
Park 01-0005-0011.....	\$	47,627.12
Library 01-0005-0012.....	\$	42,214.92
Keno 01-0005-0013.....	\$	40,050.08
Sales Tax 01-0005-0014.....	\$	130,974.51
25% Infrastructure 01-0005-0015.....	\$	77,894.65
Sales Tax (Fire Station) 01-0005-0016.....		\$0.00

REDLG 01-0005-0017.....	\$	18,401.36
ARPA 01-0005-0018.....		\$0.00
Building Sinking Fund 01-0005-0019.....	\$	25,978.43
Swimming Pool 01-0005-0020.....	\$	16,236.52
Senior Center 01-0005-0021.....	\$	21,648.69
Health Deductible 01-0005-0022.....	\$	128,176.13
Total City Funds.....	\$	13,174,836.75

  
 \_\_\_\_\_  
 City Treasurer

# City of St. Paul's Treasurer's Report by Department

As of August 31, 2024

City DEPARTMENT	Current Mth Total	Comments
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**LIGHT**

M. Mk #504-981	\$ 5,342.49	
ICS #103217	\$ 544,330.15	
NPAIT #23251-101	\$ 494,347.46	
NE CLASS #01-0005-0001	\$ 772,931.44	
	<b>\$ 1,816,951.54</b>	

Utility Bill #411025	\$ 382,334.53	
(Lt 50%; Wtr 25% & Swr 25%)		
Consumer Dep #102-415	\$ 54,550.71	
(the people's money)	<b>\$ 436,885.24</b>	

**WATER**

M. Mkt #504-189	\$ 8,424.95	
ICS #103225	\$ 533,063.93	
NPAIT #23251-102	\$ 163,694.04	
NE CLASS #01-0005-0002	\$ 238,814.70	
	<b>\$ 943,997.62</b>	

**SEWER**

M. Mkt #504-849	\$ 19,652.27	
ICS #103241	\$ 513,225.02	
NPAIT #23251-106	\$ 218,388.62	
NE CLASS 01-005-0003	\$ 313,988.84	
	<b>\$ 1,065,254.75</b>	

<b>LANDFILL</b>	<b>\$ -</b>	
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**GENERAL**

Checking #100027	<b>\$ 745,276.41</b>	
(ALL Depts)		
M. Mkt #504-805	\$ -	
ICS #103209	\$ 1,128,618.62	
NPAIT #23251-104	\$ 494,347.46	
NE CLASS #01-0005-0004	\$ 713,323.97	
	<b>\$ 2,336,290.05</b>	

**BUILDING**

ICS #103233	\$	9,968.57
NE CLASS #01-0005-0019	\$	25,978.43
	\$	<b>35,947.00</b>
<b>STREET</b>		
Brick's M. Mkt #504-915	\$	2,067.42
M. Mkt #505-014	\$	12,177.66
ICS #103349	\$	1,211,534.18
NE CLASS #01-0005-0005	\$	44,379.80
	\$	<b>1,270,159.06</b>
<b>FIRE</b>		
M. Mkt #504-992	\$	7,641.96
ICS #103268	\$	13,993.03
NPAIT #23251-107	\$	93,347.37
NE CLASS #01-0005-0006	\$	32,473.02
	\$	<b>147,455.38</b>
<b>POLICE</b>		
M. Mkt #504-860	\$	16,597.36
ICS #103292	\$	2,721.44
NE CLASS #01-0005-0007	\$	16,236.52
	\$	<b>35,555.32</b>
<b>FIRE STATION CONST.</b>		
Ckg #103-683	\$	19,949.28
NPAIT #23251-201	\$	1,572,039.25
	\$	<b>1,591,988.53</b>
<b>CEMETERY</b>		
M. Mkt #505-168	\$	16,684.98
Savings #753-122	\$	15,532.30
ICS #103446	\$	65,376.24
NE CLASS #01-0005-0009	\$	28,143.26
	\$	<b>125,736.78</b>
<b>AMBULANCE</b>		
M. Mkt #505-003	\$	8,065.89
ICS #103276	\$	78,677.08
NPAIT #23251-108	\$	163,904.03
NE CLASS #01-0005-0010	\$	127,727.20
	\$	<b>378,374.20</b>

<b>SWIM POOL</b>		
M. Mkt #504-442	\$	14,199.47
ICS #103438	\$	38,983.49
NE CLASS #01-0005-0020	\$	16,236.52
	\$	<b>69,419.48</b>
<b>PARK</b>		
M. Mkt #505-025	\$	11,828.38
Savings #772-682 (Alum)	\$	6,597.40
ICS #103284	\$	46,502.73
NPAIT #23251-109	\$	99,859.97
NE CLASS #01-0005-0011	\$	47,627.12
	\$	<b>212,415.60</b>
<b>RECREATION</b>		
Savings #54827	\$	<b>3,453.39</b>
<b>LIBRARY</b>		
M. Mkt (Maint) #504-970	\$	2,892.35
ICS #103365	\$	17,409.04
NPAIT #23251-110	\$	54,271.76
NE CLASS #01-0005-0012	\$	42,214.92
	\$	<b>116,788.07</b>
<b>HEALTH DEDUCTIBLE</b>		
Ckg #102-482	\$	53,760.02
Ckg 125 Plan #102-407	\$	18,467.50
ICS #102482	\$	106,280.76
NE CLASS #01-0005-0022	\$	128,176.13
	\$	<b>306,684.41</b>
<b>SALES TAX</b>		
Checking #300-277	\$	62,264.30
M. Mkt #504-420	\$	150,317.17
ICS #103462	\$	14,307.65
NE CLASS #01-0005-0014	\$	130,974.51
	\$	<b>357,863.63</b>
<b>25% INFRASTRUCTURE</b>		
_(Sales Tax)		

Ckg #102-342	\$	130,726.04
ICS 102342	\$	209,105.24
NE CLASS #01-0005-0015	\$	77,894.65
	\$	<b>417,725.93</b>
<b>FIRE STATION PROCEEDS</b>	\$	<b>157,194.45</b>
(Sales Tax) #103-667 (Bond)		
<b>V P BOND</b>	\$	-
<b>KENO</b>		
M. Mkt #504-409	\$	41,893.85
ICS #103314	\$	40,816.02
NPAIT #23251-111	\$	109,628.96
NE CLASS #01-0005-0013	\$	40,050.08
	\$	<b>232,388.91</b>
<b>CIVIC CENTER</b>		
Ckg #300-749	\$	239.33
M. Mkt #505-179	\$	1,868.46
	\$	<b>2,107.79</b>
<b>TIF</b>		
M. Mkt #505-036	\$	<b>1,252.55</b>
<b>SENIOR CENTER</b>		
M. Mkt #504-882	\$	8,518.31
ICS #103373	\$	25,106.17
NE CLASS #01-0005-0021	\$	21,648.69
	\$	<b>55,273.17</b>
<b>REDLG</b>		
Checking #301-465	\$	136,896.72
ICS #103381	\$	102,827.65
NPAIT #23251-112	\$	54,271.76
NE CLASS #01-0005-0017	\$	18,401.36
	\$	<b>312,397.49</b>

<b>ARPA (Zero Balance)</b>	\$ -	
<b>GRAND TOTAL</b>	<b>\$ 13,174,836.75</b>	

Deposits and Checks printed for Month (held in statement folder)				
<b>2023-2024</b>				
Month / Year	Deposit Total	Check Total	Grand Total	Comment
October 31, 2023	\$ 760,672.09	\$ (750,526.71)	\$ 10,145.38	BOKF \$159,474; LARM \$168,704
November 30, 2023	\$ 524,242.33	\$ (594,253.80)	\$ (70,011.47)	BOKF Fire Station; Ambulance Transfer
December 31, 2023	\$ 477,205.78	\$ (771,895.29)	\$ (294,689.51)	BOKF \$148,038 Street Bond; #411025 Trfr to 100027 = \$200,000; \$61,668 Ambulance Trfr to Ambulance Npait
January 31, 2024	\$ 622,156.50	\$ (446,768.68)	\$ 175,387.82	\$107,900 Trfr from Light ICS to #100027 RE: Electrical Bucket Truck Altec Capital: 1/2 Bucket Truck \$53,950
February 28, 2024	\$ 904,639.48	\$ (794,858.88)	\$ 109,780.60	Amer Tower \$14,153 (Deposit); Rutjens \$270,524 WD; Altec Cap \$53,950 WD
March 31, 2024	\$ 446,910.41	\$ (795,825.51)	\$ (348,915.10)	Library ICS to Ckg (floor); Trfr from 411025 to Light/Water/Sewer NE Class \$300,000; 22-23 Fin State Trfr to Cem/Pool/Library = \$68,658
April 30, 2024	\$ 722,571.50	\$ (682,924.00)	\$ 39,647.50	BOKF \$4203; Olsson \$20,608; Elsbury \$265,057
May 31, 2024	\$ 3,883,738.37	\$ (1,053,617.26)	\$ 2,830,121.11	#411025 Trfr \$300,000; Lt ICS Trfr \$500,000 Wesco invoices; Gen ICS Trfr \$55,000 Elsbury; Fire Station Trfr - Fire Station Int; Bond Antic \$2.2 Million Middle Loup Sub
June 30, 2024	\$ 519,537.03	\$ (3,316,526.39)	\$ (2,796,989.36)	Elsbury \$129,714; NDEE WWTF \$99,854; Motor Grdr \$36,500; Trfr \$2 Million to ICS; Trfr Lights to ICS \$303,640; Trfr Street to General \$321,000 (Middle Loup Sub)
July 31, 2024	\$ 848,165.13	\$ (838,223.74)	\$ 9,941.39	Elsbury #4 = \$350,730; Trfr to Ckg ICS \$350,730
August 31, 2024	\$ 1,413,102.77	\$ (1,425,039.80)	\$ (11,937.03)	Trfr 411025 to 100027 \$250,000; 23-24 Trfr's \$523,908; Elsbury \$86,605; Adv Climate \$19,950
September 30, 2024				
<b>Grand Total</b>	<b>\$ 11,122,941.39</b>	<b>\$ (11,470,460.06)</b>	<b>\$ (347,518.67)</b>	

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Tuesday, September 3, 2024**

A meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Tuesday, September 3, 2024 at 6:30 p.m. Present were Council members Charles "Chuck" Schmid (Council President), Bill Peters & Brian Sack. Absent: Mayor Mike Feeken and Council member Katie Kowalski. Notice of the meeting was given in advance thereof by publication in the Phonograph Herald, a legal newspaper published in said City and County. Notice of the meeting was also posted in four (4) public places. Notice of this meeting was communicated in the advance notice. All proceeds thereafter shown were taken while the convened meeting was opened to the attendance of the public.

**The City of St. Paul Council held two (2) meetings on Tuesday, September 3, 2024; the 1<sup>st</sup> Special Council meeting began at 6:30 p.m. pertaining to a public hearing regarding the City of St. Paul's 2024-2025 Budget and Budget Summary; and the 2<sup>nd</sup> meeting was the Regular Council meeting that commenced immediately upon adjournment of the budget hearing.**

Per Nebraska State Statute 13-506(1), as amended by LB148 (2020): Each governing body shall each year conduct a public hearing on its proposed budget statement. Such hearing shall be held separately from any regular scheduled meeting of the governing body and shall not be limited by time. After such hearing, the proposed budget statement shall be adopted, or amended and adopted as amended at a separate and distinct meeting, and a written record shall be kept of such hearing.

Council President Charles "Chuck" Schmid called the Special City Council meeting to order at 6:30 p.m. with the "Pledge of Allegiance" and thanking the public for attending and announcing that the City of St. Paul abides by the Open Meetings Act, which is posted on the west wall as required by Nebraska State Law §84-1407 through §84-1414. Council President Schmid also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Law §84-1410.

**Public Hearing: Proposed City of St. Paul's 2024-2025 Budget and Budget Statement**

Council President Schmid opened the public comment period at 6:33 p.m. regarding the proposed City of St. Paul's 2024-2025 Budget and Budget Statement.

After hearing no public comments, Council President Schmid closed the public comment period at 6:34 p.m.

Council President Schmid adjourned the special meeting at 6:34 p.m.

**Council President Schmid called the Regular Council meeting to order at 6:34 p.m.**

Individuals who have appropriate agenda items for City Council consideration should complete the "Request for Future Agenda Items" form located at the City Office. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. Also, any City patrons that are requesting "Public Records" or has "Questions or Concerns" in regards to the City, they need to be submitted in writing to the City of St. Paul, so that it can be addressed appropriately. These forms are available online, in a file folder on the back wall of the Council Chambers or at the City Office.

There was an opportunity for individuals wishing to provide input on any of tonight's agenda items. Those individuals were asked to reserve time to speak.

**PUBLIC HEARING: Council President Schmid opened the public hearing at 6:35 p.m. regarding the consideration of adopting a long range 2024 One (1) and Six (6) Year Street Improvement plan.**

Council member Peters moved to approve the City of St. Paul transfers regarding Fiscal Year 2023-2024 in the amount of \$523,907.84: Light to Police \$178,000 (operating); Light to Park \$66,800 (operating); Light to General \$21,019 (US Wage); Water to General \$21,019 (US Wage); Water to Parks \$7,000 (operating); Water to Cemetery \$10,000 (operating); Sewer to General \$21,019 (US Wage); Landfill to Park \$10,000 (operating); Street to General \$21,019 (US Wage); Street to VP Bond \$44,419.34 (assessments) and Sales Tax to VP Bond \$123,112.50 (Fire Station Bond Payment). Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0. NOTE: The 2023-2024 Sinking Funds transaction was approved on July 1, 2024.

Prior to the approval of the proposed 2024-2025 Budget and Budget Summary, Council member Peters requested to have two (2) separate votes on (1) the 2024-2025 Budget and (2) 2024-2025 Budget Summary.

Council member Sack moved to approve the proposed 2024-2025 Budget. Council member Peters seconded the motion. Council members Schmid and Sack voted aye, Council member Peters voted nay. Motion carried 2/1.

Council member Peters moved to approve the 2024-2025 Budget Summary. Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Peters moved to approve the 2024-2025 Budget's ADDITIONAL one percent (1%) increase pertaining to the total allowable growth restricted fund authority. Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve Resolution #2024-14, whereas the 2024-2025 property tax requests be set at \$736,946.50 for the General Fund and \$151,500.00 for the Bond Fund. The total assessed value of property differs from last year's total assessed value by 10.54

percent. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be 0.466463 per \$100 of assessed value. The City of St. Paul proposes to adopt a property tax request that will cause its tax rate to be 0.475105 per \$100 of assessed value. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City will decrease last year's budget by -13.84 percent (-13.84%). Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0. A copy of the resolution will be certified and forwarded to the Howard County Clerk on or before Tuesday, October 15, 2024.

Council member Sack introduced the "Annual Appropriation Bill" Ordinance #1052 for the operation of the General and Utility funds of the City of St. Paul, in Howard County, NE, appropriating the sums of money deemed necessary to defray all expenses and liabilities for the fiscal year commencing on the first day of October 2024 and ending the last day of September 2025. The following sums are hereby appropriated to defray the necessary expenses and liabilities of the City during the fiscal period commencing October 1, 2024, and ending September 30, 2025, to wit: (1) Operating Expenses \$6,147,138.00; (2) Capital Improvements \$5,274,474.00; (3) Other Capital Outlay \$248,800.00; (4) Debt Service \$3,053,072.00; and (5) Other & Transfers \$940,243.00; of which \$888,446.50 is to be raised by property taxation. Council member Schmid waived the three (3) readings of Ordinance #1052 at three (3) different occasions. Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0. Council member Schmid moved for final passage of Ordinance #1052. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve the Consent Agenda Items: (1) Council Minutes August 19, 2024 (regular); (2) Disbursements September 3, 2024; and (3) Dave Rosenquist as the Manager of the American Legion Post #119, St. Paul, NE. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve Chuck Schmid's (Council President) appointment of Glen Killion to the City Zoning Board of Adjustment as the one (1) mile extraterritorial zoning jurisdiction representative. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

**September 3, 2024 Disbursements**

Gross Wages - August		169493.66
Advance Climate Control Inc: HVAC City Office	(HVAC)	19950.00
Amazon Capital Services (books)		988.58
AT&T (service)		491.92
Beck, Connie (uniforms)		400.00
Blue Cross Blue Shield of NE (insurance)		18065.82
Bomgaars (supplies)		1455.83
Brehm's (supplies)		13.96
Cengage Learning (books)		32.79

Charter/Spectrum (service)	239.96
Christensen Insurance (bond)	40.00
City Health Deductible Savings (insurance)	5445.00
City of St. Paul Transfer from City Heritage Bank Checking (transfer) to City Homestead Bank Checking	250000.00
City of St. Paul 125 Plan (insurance)	100.00
Consumer Deposit (K Wysocki) Rental Deposit (Rent Deposit)	250.00
Core & Main (supplies)	3388.83
Custer County Recycling (Service)	14.20
Danko Emergency Equip (supplies)	33.25
Demco (supplies)	462.96
Dutton-Lainson (supplies)	3832.49
Eakes Office Solutions (contract)	90.30
Elan Financial Services (supplies, postage, car wash, meals)	1750.78
Elmwood Cemetery (perpetual care)	800.00
Elsbury Construction LLC: Middle Loup Subd Draw #6 (construction)	265942.40
Filter Care (service)	10.60
GPM Environmental Solutions (supplies)	134.00
Grand Island Independent (subscription)	446.39
Gumdrop Books (books)	2216.23
Heartland Disposal (service)	985.74
Homestead Bank: Bad Check Fee Hollingsworth (bad check fee)	3.00
Hometown Market (supplies)	5.99
Howard County Register of Deeds (fees)	22.50
Howard Co. Treasurer (Dispatch Fee)	3158.54
Hydro Optimization & Automation (service)	4180.12
J P Cooke (supplies)	107.25
John Deere Financial (supplies)	329.99
Madison Nat'l Life (insurance)	187.34
Municipal Supply Inc (supplies)	309.97
Mutual of Omaha (insurance)	119.88
NE Public Health Environ (lab)	20.00
Overland Ready Mixed (concrete)	1312.13
Penworthy Company (books)	534.59
S E Smith & Sons (supplies)	75.55
Servi-Tech (lab)	203.00
Sherwin Williams (paint)	14.55
Smith Welding (service)	11166.87
State of NE Central Service (service)	38.34
Subscription Services of America (magazines)	371.90
23-24 Transfer Out: Lights to Police (operating)	178500.00
23-24 Transfer Out: Lights to Park (operating)	66800.00
23-24 Transfer Out: Lights to General (US Wage)	21019.00

23-24 Transfer Out: Water to General (US Wage)	21019.00
23-24 Transfer Out: Water to Parks (operating)	7000.00
23-24 Transfer Out: Water to Cemetery (operating)	10000.00
23-24 Transfer Out: Sewer to General (US Wage)	21019.00
23-24 Transfer Out: Landfill to Parks (operating)	10000.00
23-24 Transfer Out: Street to General (operating)	21019.00
23-24 Transfer Out: Street to VP Bond (assessments)	44419.34
23-24 Transfer Out: Fire Station (sales tax) Bond to VP Bond (Pymt)	123112.50

#### Non-General Disbursements

TIF: S Squared Enterprise (August 2024 Proceeds) (tif)	1001.57
TIF: City of St. Paul (1/2 MAD Dev. Share) (tif)	490.55
TIF: MAD Development (1/2 MAD Dev. Share) (tif)	490.54
City of St. Paul Transfer from Building ICS to Checking (funds trfr) (for City HVAC System)	15112.00
Sales Tax: St. Paul Development Corp: Middle Loup (engineer fees) River Subd Engineer Fees	13420.81
Fire Station Construction: Bierman Contracting Inc (Pay Requests) Pay Request #1 and #2	120189.25
NPAIT: Fire Station Construction transfer to Fire Station (transfer) Construction Checking	300000.00
REDLG: Howell Ventures LLC dba The Den (Redlg Project)	30000.00
Sales Tax: Street: Mtr Veh Tax: June 2024 Proceeds (Mtr Veh Tax)	8136.38
Sales Tax: Fire Station: June 2024 Proceeds (Fire Station)	17099.65
Sales Tax: 25% Infrastructure: June 2024 Proceeds (25% Infrast)	8549.83

Council President Schmid opened the public comment period at 6:53 p.m. regarding the 2024 One (1) and Six (6) Year Street Improvement plan.

Brian Friedrichsen with Olsson's, Grand Island, NE presented the 2024 One (1) and Six (6) Year Street Improvement Plan maps for review on each individual street project. The One (1) Year Street plan will consist of: **(1)** 1st Street - Elm to Davis Streets; Davis Street - 1st to Channel Road; Custer Street - 224' east of Highway 281 to River Road; River Road - Davis to Adam Streets; Adam Street - Highway 281 to Channel Road; **(2)** "M" Street - Jackson to Sheridan Streets (South half only); **(3)** East/West Alley between Howard Avenue and Grand Street and 7th and 8th Streets (east half only); **(4)** 3rd Street from "O" Street to north City Limits; and **(5)** Kendall Street from 4<sup>th</sup> to 6<sup>th</sup> Streets and Jay Street from 4<sup>th</sup> to 6<sup>th</sup> Streets. The Six (6) Year Street plan consists of 28 projects. Even though the projects are in the One (1) and Six (6) Year Street Improvement plan, the City is not obligated to complete them. This has always been a planning process that is completed each year for the City to receive allocated highway funding.

Council President Schmid closed the public comment period at 7:00 p.m.

Council member Peters moved to approve the City's "2024" One (1) and Six (6) Year Street Improvement plan as amended that 7<sup>th</sup> Street from "O" to "M" Street will be placed in the Six (6) Year Street plan. This also comes with approving Resolution 2024-15, whereas the City of St. Paul has conducted a public hearing in accordance with the requirements of the Board of Public Roads Classification Standards. Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve Elsbury Construction Pay Request #6 (Middle Loup River Subdivision Project #023-00398) for the amount of \$265,942.40. The pay application consists of the installation of a sanitary sewer main, services, and manholes; installation of a water main, and dewatering. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve City Clerk Beck transferring \$265,942.40 from the City's Street, Water, and Sewer Insured Cash Sweep (ICS) fund and deposit it into the City's #100027 Street, Water and Sewer fund to pay for Drawdown #6. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Sack moved to approve the 2024 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classification and Standards (NBCS), along with Resolution 2024-16, whereas the governing body authorizes the signing of the 2024 Municipal Annual Certification of Program Compliance by Council President Schmid. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Brian Friedrichsen expressed that he has received his Street Superintendent Class A license. City Clerk Beck will place on the Monday, September 16, 2024 Council agenda to discuss appointing Brian Friedrichsen in December 2024 regarding the City's Street Superintendent and Engineer position.

Chief of Police Dan Howard stated that the Nuisance Committee members were not available to meet regarding nuisances; this has been postponed until Monday, September 16, 2024 Council meeting.

Council member Sack moved to approve City Clerk Beck, Deputy Clerk Berthelsen and Council member Schmid attending the League of NE Municipalities Annual Conference on October 2-4, 2024 (Wednesday through Friday) at the Lincoln Cornhusker Marriott Hotel. Council member Peters seconded the motion. Council members Schmid, Peters & Sack voted aye, nays none. Motion carried 3/0.

Council member Peters moved to approve hiring part-time Police Officer Jonathan Lawrence with the stipulation that a back-ground check is completed. Mr. Lawrence will begin at an hourly pay rate of \$21. Jonathan Lawrence was employed with the NE State Patrol and is fully certified. Council member Sack seconded the motion. Council members Schmid, Peters & Sack

voted aye, nays none. Motion carried 3/0. Per Chief of Police Howard, Officer Lawrence will work of minimum of 100 hours for the cost of his vest. NOTE: Former Police Officer Grady Robinson will no longer be a part-time Police Officer for the City of St. Paul.

Utilities Superintendent Helzer updates: (1) St. Paul Fire Station footings have been completed; there is debate on when the ditch east of the Fire Station will be buried; and (2) the Wastewater Treatment Facility (WWTF) is having some issues; AquaSBR will be at the WWTF on Wednesday, September 4, 2024; the issue should be covered by warranty.

Chief of Police Howard updates: (1) St. Paul Police Dept. will be attending a conference in Kearney, NE from October 6, 2024 through October 10, 2024; (2) the 2016 Chevy Impala will be sold on Purple Wave beginning September 9, 2024; this will be a 30 day auction; (3) a 2017 Ford Taurus was picked up from Federal Surplus, Lincoln, NE on Tuesday, September 3, 2024; and (4) Police Officer Sample will have a follow-up appointment on Tuesday, September 10, 2024 regarding his workman’s compensation case; he will possibly be released from the restrictions, along with the completion of his Field Training. Chief of Police Howard also provided a “Police Activity” report to the Mayor and Council.

Council President Schmid updates: (1) September 5, 2024 (Thursday) at 11:00 a.m. St. Paul Fire Station Construction Progress meeting; and (2) September 19, 2024 (Thursday) at 1:30 p.m. Middle Loup River Subdivision Progress meeting.

Council President Schmid adjourned the City Council meeting at 7:18 p.m.

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Date

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Council President Charles “Chuck” Schmid

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City Clerk/Deputy Treasurer Connie Jo Beck



**City of St Paul  
Special Council Minutes**

Fire Station Construction Progress Meeting

**Thursday, September 5, 2024 at 11:00 a.m.**

A special meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Thursday, September 5, 2024 at 11:00 a.m. Present were Councilmembers: Charles "Chuck" Schmid, Katie Kowalski and Bill Peters. Absent: Mayor Mike Feeken and Council member Brian Sack.

Council member Schmid opened the Special meeting at 11:00 a.m., with announcing that the City of St. Paul abides by the Open Meetings Act, which is posted at the west wall of the Council Chambers as required by Nebraska State Law §84-1407 through §84-1414. Notice of the meeting was posted in four (4) public places. Notice of this meeting was communicated in the advance notice. All proceeds thereafter shown were taken while the convened meeting was opened to the attendance of the public.

Also in an attendance were: (1) JEO Consulting Group Architectural Technician Jarred Meyer, and JEO Engineer Andrew Wilshusen; (2) Bierman Contracting Inc. Matt Heavican, Project Manager and Ross Zulkoski, Site Supervisor; (3) Matt Helzer, City Utilities Superintendent; (4) Connie Jo Beck, City Clerk/Deputy Treasurer; (5) Mike Becker, St. Paul Fire Chief; and (6) Mark Wilson, St. Paul Assistant Fire Chief.

**A sign-in sheet was provided by the City of St. Paul regarding the attendance of the special meeting.**

The purpose of the meeting pertained to the construction progress of the new St. Paul Fire Station. Other topics discussed consisted of: (1) Submittals; (2) Materials; (3) Storage room deck; (4) Alternate updates; (5) Changes; (6) Pay Applications; (7) this month's progress; (8) Scheduling/Coordination; and (9) New Discussion and Miscellaneous.

The next St. Paul Fire Station Construction Progress meeting will be held on Thursday, October 3, 2024 at 11:00 a.m.

Council President Schmid adjourned the special Council meeting at 11:26 p.m.

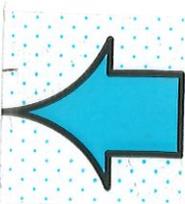
**DATE: September 5, 2024**

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Charles "Chuck" Schmid, Council President

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Connie Jo Beck, City Clerk/Deputy Treasurer



**Disbursements September 16, 2024**

Amazon Capital Svcs (books, supplies)	1890.93
American Legal Publishing (publish)	500.00
Aurora Cooperative (fuel)	1432.32
Banyon Data Systems (software)	490.00
Berndt's Welding (service)	3568.26
Black Hills Energy (natural gas)	561.29
Bound to Stay Bound (supplies)	1611.28
Central Community College (education)	2440.00
Charter/Spectrum (service)	184.96
City Lights (utilities)	9444.04
Clearly (telephone)	195.04
Cline Williams (legal fees)	7159.50
Consumer Deposit: Sydzyik (rental deposit)	250.00
Custer County Recycling (service)	30.20
Demco (supplies)	435.91
Eakes Office (supplies)	683.23
Elan Financial (postage, supplies, fees, education, car wash)	1482.62
First Concord (service)	112.00
Gumdrop Books (books)	512.05
Hamilton Information Svcs (service)	1568.50
Heartland Disposal (service)	5887.50
Heritage Bank: Utility Bill ACH Fee (fee)	25.00
Homestead Bank (fee)	45.80
Homestead Bank (MPE Wire Fee Robotic Camera) (wire fee)	8.00
Hometown Market (supplies)	59.62
Howard Co. Register of Deeds (fee)	10.00
Howard Greeley RPPD (utilities)	169085.90
Hydraulic Equipment (service)	1062.50
Jarecke Motors (service)	82.02
Jim's Champlin (fuel)	2935.25
JK Energy Consultants (service)	592.50
John Deere Financial (supplies)	219.80
LARM (insurance)	32.61
Marlow, Annice (education)	1470.00
Menards (supplies)	95.88
MicroMarketing LLC (books)	575.91
Mid-Nebraska Disposal (service)	4804.00
Mobile Power Equipment LLC (MPE): Sewer Robotic (mach/equip) Camera System (went through by wire)	2299.00
MR Cleaning Service (service)	522.16
NE Dept of Revenue: Sales & Use Tax Form 10 (tax)	16499.11
NSG Logistics (supplies)	1970.78
One Call Concepts (service)	47.08
Open Caret (service)	200.00
Overland Ready Mixed (concrete)	363.84
Parts Bin (supplies)	151.50

Phonograph Herald (publish)	1107.75
PSSI Pest Mgmt (service)	145.81
Quick Med Claims (service)	654.83
Sample, Mathew (reimb)	11.93
Schmid, Charles (reimb)	150.00
Sherwin Williams (supplies)	207.24
SiteOne Landscape (supplies)	1688.74
Smith Welding (supplies)	144.84
St Paul Rural Fire (reimb)	24641.14
Triple T Disposal (service)	295.00
US Post Office (postage)	525.00
Wesco (supplies)	21975.13

**Non-General Disbursements**

Fire Station Construction Ckg to General ICS (August transfer) (Pledging of funds)	300000.00
General ICS to Fire Station Construction (September transfer) (Pledging of funds)	300000.00
ICS Transfers: City of St. Paul: Pay Elsbury Construction (transfer) Draw #6 from Street; Water; & Sewer Ck #32009	265942.40
Fire Station Construction: Bierman Contracting Inc (construction) (Draw #3)	166199.65
Sales Tax: Cline Williams: Middle Loup River Subd (legal fees)	217.50
Police Transfer #504860 to #100027: 23-24 Budget Overage (transfer)	15500.00

**\*Check Detail Register©**

Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>11100 CHECKING</b>					
71447	09/16/24	AMAZON CAPITAL SERVICES			
E 44-20-242		BOOKS	\$20.29	11RM-DY31-	Lib - book
E 44-20-242		BOOKS	\$46.60	14NN-KFVV-	Lib - books
E 44-20-310		OFFICE SUPPLIES	\$59.76	14NN-KFVV-	Lib - Mavalus tape
E 44-20-242		BOOKS	\$14.98	1CM6-DH9L-	Lib - book
E 44-20-242		BOOKS	\$115.35	1J1X-C4DG-	Lib - books
E 44-20-242		BOOKS	\$17.99	1LNQ-XK9P-	Lib - book
E 44-20-242		BOOKS	\$123.19	1LXH-RL96-	Lib - books
E 44-20-310		OFFICE SUPPLIES	\$74.99	1LXH-RL96-	Lib - folding utility cart
E 44-20-242		BOOKS	\$685.70	1V1X-PV1R-	Lib - books
E 44-20-242		BOOKS	\$394.72	1WYH-3J7K-	Lib - books
E 44-20-242		BOOKS	\$316.38	1YK6-G7VP-	Lib - books
E 44-20-242		BOOKS	\$20.98	1YK6-G7VP-	Lib - books
		Total	\$1,890.93		
71448	09/16/24	AMERICAN LEGAL PUBLISHING CORP			
E 01-20-240		PUBLISH / CODIF	\$500.00	36467	Lgts - annual cost to publish online City Code (10/22/24 to 10/22/25)
		Total	\$500.00		
71449	09/16/24	AURORA CO-OP ELEVATOR CO.			
E 32-20-231		CITY GAS & OIL	\$22.43	5389	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$17.67	5451	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$22.94	5515	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$23.64	5605	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$33.86	5662	Pol - #96 unleaded
E 03-20-231		CITY GAS & OIL	\$20.95	5714	Swr - #93 unleaded
E 32-20-231		CITY GAS & OIL	\$37.91	5871	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$35.15	5928	Pol - #96 unleaded
E 31-20-231		CITY GAS & OIL	\$73.66	5948	Fire - #50 unleaded (NO RECEIPT)
E 02-20-231		CITY GAS & OIL	\$24.16	5963	Wtr - #93 unleaded
E 32-20-231		CITY GAS & OIL	\$40.58	5965	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$27.32	6031	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$38.25	6106	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$33.36	6118	Pol - #96 unleaded
E 36-20-231		CITY GAS & OIL	\$68.57	6236	EMS - #99-2 hwy diesel
E 36-20-231		CITY GAS & OIL	\$34.61	6238	EMS - #99-1 hwy diesel
E 31-20-231		CITY GAS & OIL	\$17.97	6239	Fire - #55 hwy diesel
E 32-20-231		CITY GAS & OIL	\$27.58	6251	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$34.42	6312	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$36.59	6318	Pol - #94 unleaded
E 02-20-231		CITY GAS & OIL	\$30.14	6424	Wtr - #2 unleaded
E 32-20-231		CITY GAS & OIL	\$21.10	6449	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$29.17	6510	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$36.50	6570	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$30.05	6608A	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$26.81	6635	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$29.42	6715	Pol - #95 unleaded

**\*Check Detail Register©**

Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 32-20-231		CITY GAS & OIL	\$23.82	6751	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$35.76	6779	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$25.65	6858	Pol - #94 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$29.17	6922A	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$58.68	6933	Pol - #96 unleaded (NO RECEIPT)
E 31-20-231		CITY GAS & OIL	\$29.43	6934	Fire - #56 unleaded
E 42-20-521		GROUNDS / R & M	\$355.00	9326606	Park - detonate spray
		Total	\$1,432.32		
<b>71450</b>	09/16/24	<b>BANYON DATA SYSTEMS, INC.</b>			
E 01-20-309		COMPUTER	\$195.00	165614	Lgts - Email Utility billing software support
E 34-20-309		COMPUTER	\$295.00	165614	Cem - Cemetery software support
		Total	\$490.00		
<b>71451</b>	09/16/24	<b>BERNTS WELDING INC</b>			
E 31-20-271		VEHICLE R & M	\$3,568.26	434780	Fire - #54, #56 & #57 installation of front bumper mounts
		Total	\$3,568.26		
<b>71452</b>	09/16/24	<b>BLACK HILLS ENERGY</b>			
E 02-20-262		BLACKHILLS GAS	\$44.94		Wtr - Well house natural gas
E 02-20-262		BLACKHILLS GAS	\$42.29		Wtr - Well #9 natural gas
E 02-20-262		BLACKHILLS GAS	\$90.14		Wtr - WTP natural gas
E 41-20-262		BLACKHILLS GAS	\$195.78		Pool - natural gas
E 31-20-262		BLACKHILLS GAS	\$48.92		Fire - natural gas
E 21-20-262		BLACKHILLS GAS	\$99.13		Strs - North yards natural gas
E 44-20-262		BLACKHILLS GAS	\$40.09		Lib - natural gas
		Total	\$561.29		
<b>71453</b>	09/16/24	<b>BOUND TO STAY BOUND BOOKS INC</b>			
E 44-20-242		BOOKS	\$1,611.28	227363	Lb - books
		Total	\$1,611.28		
<b>71454</b>	09/16/24	<b>CENTRAL COMM. COLLEGE G.I.</b>			
E 36-20-210		PROF&SCHOOLS	\$2,440.00	2022063	EMS -EMT class for Brandi Powell and Nekita Powell
		Total	\$2,440.00		
<b>71455</b>	09/16/24	<b>CHARTER/SPECTRUM</b>			
E 02-20-220		COMMUNICATION	\$184.96	11552109062	Wtr - phone and internet at WTP
		Total	\$184.96		
<b>71456</b>	09/16/24	<b>CITY OF ST PAUL LIGHT</b>			
E 10-20-261		CITY LIGHTS	\$837.10		Gen - City, Sr Cntr & siren utilities
E 31-20-261		CITY LIGHTS	\$178.28		Fire house utilities
E 42-20-261		CITY LIGHTS	\$557.77		Park - park, batting cage, ball fields, concession stand and well utilities
E 41-20-261		CITY LIGHTS	\$594.83		Pool - utilities
E 03-20-261		CITY LIGHTS	\$2,104.36		Swr - lift stations and WWTP
E 21-20-261		CITY LIGHTS	\$2,316.43		Strs - street lights & yard lights
E 02-20-261		CITY LIGHTS	\$2,262.27		Wtr - WTP and city well utilities
E 34-20-261		CITY LIGHTS	\$27.39		Cem - cemetery utilities

CITY OF ST PAUL

**\*Check Detail Register©**

Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 44-20-261		CITY LIGHTS	\$565.61		Lib - library utilities
		Total	\$9,444.04		
<b>71457</b>	09/16/24	<b>CLINE WILLIAMS LAW FIRM</b>			
E 10-20-212		LEGAL FEES	\$7,159.50	393559	Gen - legal fees re: Hometown Market project
		Total	\$7,159.50		
<b>71458</b>	09/16/24	<b>CUSTER COUNTY RECYCLING</b>			
E 04-20-325		Recycle Delivery	\$15.60	653	Lndfl - recycling trailer
E 04-20-325		Recycle Delivery	\$14.60	654	Lndfl - recycling trailer
		Total	\$30.20		
<b>71459</b>	09/16/24	<b>DEMCO INC</b>			
E 44-20-310		OFFICE SUPPLIES	\$435.91	42470662	Lib - book jackets, tape, bar code labels, book tape, label remover, book supports, laminate sheets
		Total	\$435.91		
<b>71460</b>	09/16/24	<b>EAKES OFFICE SOLUTIONS</b>			
E 10-20-310		OFFICE SUPPLIES	\$14.97	8997104-0	Gen - 2025 desk calendars
E 02-20-310		OFFICE SUPPLIES	\$4.99	8997104-0	Wtr - 2025 desk calendar
E 03-20-310		OFFICE SUPPLIES	\$4.99	8997104-0	Swr - 2025 desk calendar
E 42-20-272		TOOLS	\$4.99	8997104-0	Park - 2025 desk calendar
E 44-20-310		OFFICE SUPPLIES	\$653.29	9001953-0	Lib - herringbone mat
		Total	\$683.23		
<b>71461</b>	09/16/24	<b>ELAN FINANCIAL SERVICES</b>			
E 02-20-270		UTILITY R & M	\$285.84		Wtr - motor savers for wells
E 02-20-313		POSTAGE	\$15.85		Wtr - postage for TTHM water sample
E 03-20-310		OFFICE SUPPLIES	\$202.23		Swr - HP printer
E 10-20-313		POSTAGE	\$78.00		Gen - postage for Redevelopment Plan hearing notices
E 32-20-271		VEHICLE R & M	\$7.00		Poi - car wash
E 10-20-210		PROF&SCHOOLS	\$814.00		Gen - LONM conference registration for Laura Berthelsen & Connie Jo Beck
E 10-20-211		ADM. & DUES	\$30.00		Gen - application fee to renew notary public - Laura Berthelsen
E 10-20-310		OFFICE SUPPLIES	\$24.70		Gen - toilet paper
E 01-20-266		DocuSend Fee	\$25.00		Lgts - fee to email utility bills
		Total	\$1,482.62		
<b>71462</b>	09/16/24	<b>FIRST CONCORD BENEFITS GROUP LLC</b>			
E 42-10-130		INSURANCE	\$8.00	2626	Park - health reimbursement
E 03-10-130		INSURANCE	\$24.00	2626	Swr - health reimbursement
E 01-10-130		INSURANCE	\$16.00	2626	Lgts - health reimbursement
E 21-10-130		INSURANCE	\$16.00	2626	Strs - health reimbursement
E 02-10-130		INSURANCE	\$24.00	2626	Wtr - health reimbursement
E 10-10-130		INSURANCE	\$16.00	2626	Gen - health reimbursement
E 32-10-130		INSURANCE	\$8.00	2626	Pol - health reimbursement
		Total	\$112.00		
<b>71463</b>	09/16/24	<b>GUMDROP BOOKS</b>			

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Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 44-20-242		BOOKS	\$512.05	ORD142197	Lib - books
		Total	\$512.05		
<b>71464</b>	09/16/24	<b>HEARTLAND DISPOSAL INC</b>			
E 04-20-324		SANITATION HAULING	\$5,887.50		Lndfl - sanitation hauling
		Total	\$5,887.50		
<b>71465</b>	09/16/24	<b>HOMESTEAD BANK</b>			
E 10-20-209		Pay ACH Fee	\$45.80		Gen - ACH fees
		Total	\$45.80		
<b>71466</b>	09/16/24	<b>HOMETOWN MARKET</b>			
E 34-20-270		UTILITY R & M	\$25.16	0716A	Cem - soap for trees
E 42-20-270		UTILITY R & M	\$9.99	2268	Park - garbage bags
E 01-20-310		OFFICE SUPPLIES	\$24.47	2353A	Lgts - coffee & tea for City office
		Total	\$59.62		
<b>71467</b>	09/16/24	<b>HOWARD CO REGISTER OF DEEDS</b>			
E 34-20-216		RECORDING FEE	\$10.00		Cem - deed for Miller
		Total	\$10.00		
<b>71468</b>	09/16/24	<b>HOWARD GREELEY RURAL PUBLIC</b>			
E 01-20-260		PUBLIC UTILITY	\$165,767.44		Public utilities - lights
E 01-20-270		UTILITY R & M	\$1,609.91	2714	Lgts - new power poles for Jackson & Paul Streets
E 34-20-260		PUBLIC UTILITY	\$54.38	480	Public utilities - cemetery
E 02-20-260		PUBLIC UTILITY	\$404.63	480	Public utilities at North well
E 02-20-260		PUBLIC UTILITY	\$407.88	480	Public utilities at East well
E 02-20-260		PUBLIC UTILITY	\$41.80	480	Public utilities at Cargill
E 02-20-260		PUBLIC UTILITY	\$799.86	480	Public utilities at West well
		Total	\$169,085.90		
<b>71469</b>	09/16/24	<b>HYDRAULIC EQUIPMENT SERVICE</b>			
E 01-20-271		VEHICLE R & M	\$1,062.50	64748FS	Lgts - #49 truck inspection including bearing bolt torque check and unit lube
		Total	\$1,062.50		
<b>71470</b>	09/16/24	<b>JARECKE MOTORS INC</b>			
E 31-20-271		VEHICLE R & M	\$82.02	15984	Fire - #56 replace brake light switch
		Total	\$82.02		
<b>71471</b>	09/16/24	<b>JIMS CHAMPLIN INC</b>			
E 36-20-231		CITY GAS & OIL	(\$16.70)		EMS - hwy diesel credit
E 03-20-231		CITY GAS & OIL	(\$36.06)		Swr - unleaded credit
E 42-20-231		CITY GAS & OIL	(\$41.70)		Park - unleaded credit
E 34-20-231		CITY GAS & OIL	(\$34.94)		Cem - unleaded credit
E 03-20-231		CITY GAS & OIL	\$53.00	226004	Swr - #2 unleaded
E 21-20-231		CITY GAS & OIL	\$53.96	226012	Strs - #44 off road diesel
E 36-20-231		CITY GAS & OIL	\$88.99	226043	EMS - #99-1 hwy diesel
E 21-20-231		CITY GAS & OIL	\$86.48	226059	Strs - #6 unleaded
E 34-20-231		CITY GAS & OIL	\$126.24	226069	Cem - unleaded for mowers
E 02-20-231		CITY GAS & OIL	\$123.79	226070	Wtr - unleaded for #1 and gas cans

CITY OF ST PAUL

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Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 03-20-231		CITY GAS & OIL	\$87.35	226142	Swr - #8 unleaded
E 21-20-231		CITY GAS & OIL	\$72.23	226151	Strs - #18 off road diesel
E 03-20-231		CITY GAS & OIL	\$18.86	226157	Swr - unleaded for gas can
E 42-20-231		CITY GAS & OIL	\$126.02	226183	Park - unleaded for mowers
E 34-20-231		CITY GAS & OIL	\$71.98	226189	Cem - unleaded for mowers
E 21-20-231		CITY GAS & OIL	\$54.58	226226	Strs - #13 off road diesel
E 04-20-231		CITY GAS & OIL	\$32.55	226229	Lndfl - #2 unleaded
E 21-20-231		CITY GAS & OIL	\$40.55	226236	Strs - #21 off road diesel
E 42-20-231		CITY GAS & OIL	\$42.44	226238	Park - off road diesel for mowers
E 02-20-231		CITY GAS & OIL	\$85.08	226255	Wtr - #1 unleaded
E 21-20-231		CITY GAS & OIL	\$73.97	226269	Strs - unleaded for #45 and fogger
E 34-20-231		CITY GAS & OIL	\$144.11	226292	Cem - unleaded for mowers
E 21-20-231		CITY GAS & OIL	\$87.20	226293	Strs - #7 off road diesel
E 01-20-231		CITY GAS & OIL	\$82.00	226332	Lgts - #16 unleaded
E 21-20-231		CITY GAS & OIL	\$88.34	226335	Strs - #6 unleaded
E 03-20-231		CITY GAS & OIL	\$29.12	226338	Swr - unleaded for mower
E 42-20-231		CITY GAS & OIL	\$69.79	226358	Park - #9 unleaded
E 03-20-231		CITY GAS & OIL	\$72.87	226362	Swr - #8 unleaded
E 21-20-231		CITY GAS & OIL	\$31.83	226524	Strs - #21 off road diesel
E 21-20-231		CITY GAS & OIL	\$44.69	226641	Strs - #21 off road diesel
E 03-20-231		CITY GAS & OIL	\$26.90	226689	Swr - #19 off road diesel
E 01-20-231		CITY GAS & OIL	\$71.88	226716	Lgts - #40W unleaded
E 42-20-231		CITY GAS & OIL	\$73.00	226785	Park - #11 unleaded
E 31-20-231		CITY GAS & OIL	\$48.85	226828	Fire - #57 unleaded
E 31-20-231		CITY GAS & OIL	\$38.66	226831	Fire - #56 unleaded
E 31-20-231		CITY GAS & OIL	\$11.18	226832	Fire - #54 unleaded
E 42-20-231		CITY GAS & OIL	\$125.98	239004	Park - unleaded for mowers
E 03-20-231		CITY GAS & OIL	\$32.64	239047	Swr - #19 off road diesel
E 01-20-231		CITY GAS & OIL	\$73.35	239087	Lgts - #40W unleaded
E 03-20-231		CITY GAS & OIL	\$82.14	239155	Swr - #8 unleaded
E 01-20-231		CITY GAS & OIL	\$51.25	239160	Lgts - #5 hwy diesel
E 02-20-231		CITY GAS & OIL	\$72.28	239162	Wtr - #1 unleaded
E 02-20-231		CITY GAS & OIL	\$34.15	240060	Wtr - unleaded for gas cans
E 03-20-231		CITY GAS & OIL	\$8.81	240061	Swr - unleaded for mower
E 21-20-231		CITY GAS & OIL	\$95.00	240062	Strs - #17 off road diesel
E 21-20-231		CITY GAS & OIL	\$84.73	240071	Strs - #16 unleaded
E 42-20-231		CITY GAS & OIL	\$44.31	240079	Park - off road diesel for mowers
E 36-20-231		CITY GAS & OIL	\$50.00	240129	EMS - #99-1 hwy diesel
E 04-20-231		CITY GAS & OIL	\$64.41	240224	Lndfl - #8A hwy diesel
E 21-20-231		CITY GAS & OIL	\$87.11	240251	Strs - #18 off road diesel
Total			\$2,935.25		

**71472 09/16/24 JK ENERGY CONSULTING LLC**

E 01-20-210	PROF&SCHOOLS	\$592.50	2283	Lgts - work on add'l rate increase scenarios
Total		\$592.50		

**71473 09/16/24 JOHN DEERE FINANCIAL**

E 42-20-270	UTILITY R & M	\$74.60	3944929	Park - front wheel bearings for 925 mower
E 21-20-271	VEHICLE R & M	\$18.84	3952684	Strs - #21 air filter

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Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 42-20-270		UTILITY R & M	\$126.36	3963658	Park - deck belt for 920 mower
		Total	\$219.80		
<b>71474</b>	09/16/24	<b>LARM</b>			
E 32-20-250		CITY INSURANCE	\$32.61	111074	Pol - Add 2017 Taurus to auto coverage for current fiscal year
		Total	\$32.61		
<b>71475</b>	09/16/24	<b>MARLOW, ANNICE R.</b>			
E 41-20-210		PROF&SCHOOLS	\$1,470.00		Pool - CPR renewal and lifeguard certification classes
		Total	\$1,470.00		
<b>71476</b>	09/16/24	<b>MENARDS, INC</b>			
E 03-20-270		UTILITY R & M	\$95.88	90994	Swr - air filters for blowers
		Total	\$95.88		
<b>71477</b>	09/16/24	<b>MICROMARKETING, LLC</b>			
E 44-20-242		BOOKS	\$38.35	516035	Lib - books
E 44-20-242		BOOKS	\$265.69	961088	Lib - books
E 44-20-242		BOOKS	\$135.94	961516	Lib - books
E 44-20-242		BOOKS	\$120.74	962467	Lib - books
E 44-20-242		BOOKS	\$15.19	962644	Lib - books
		Total	\$575.91		
<b>71478</b>	09/16/24	<b>MID-NEBRASKA DISPOSAL INC</b>			
E 04-20-324		SANITATION HAULING	\$4,804.00		Lndfl - sanitation hauling
		Total	\$4,804.00		
<b>71479</b>	09/16/24	<b>MR CLEANING SERVICE</b>			
E 01-20-520		BLDG/ R & M	\$261.08		Lgts - City Hall janitorial service (4)
E 02-20-520		BLDG/ R & M	\$261.08		Wtr - City Hall janitorial service (4)
		Total	\$522.16		
<b>71480</b>	09/16/24	<b>NSG LOGISTICS</b>			
E 21-20-340		SAND, GRAVEL, SALT	\$1,970.78	73231	Strs - road salt
		Total	\$1,970.78		
<b>71481</b>	09/16/24	<b>ONE CALL CONCEPTS, INC</b>			
E 01-20-220		COMMUNICATION	\$15.70	4080201	Lgts - Digger's Hotline
E 02-20-220		COMMUNICATION	\$15.69	4080201	Wtr - Digger's Hotline
E 03-20-220		COMMUNICATION	\$15.69	4080201	Swr - Digger's Hotline
		Total	\$47.08		
<b>71482</b>	09/16/24	<b>OPEN CARET</b>			
E 10-20-211		ADM. & DUES	\$200.00	7125	Gen - website hosting and maintenance
		Total	\$200.00		
<b>71483</b>	09/16/24	<b>OVERLAND READY MIXED</b>			
E 21-20-340		SAND, GRAVEL, SALT	\$363.84	IV46004	Strs - gravel for salt mix
		Total	\$363.84		

CITY OF ST PAUL

09/11/24 11:05 AM

Page 7

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Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>71484</b>	09/16/24	<b>PARTS BIN, INC.</b>			
E 01-20-271		VEHICLE R & M	\$145.51	28585	Lgts - #16 replace starter/solenoid
E 42-20-231		CITY GAS & OIL	\$5.99	29350	Park - #11 oil
		Total	\$151.50		
<b>71485</b>	09/16/24	<b>PHONOGRAPH-HERALD</b>			
E 10-20-240		PUBLISH / CODIF	\$907.19		Gen - publish meeting notices, minutes & budget info
E 21-20-240		PUBLISH / CODIF	\$28.99		Strs - publish notice for 1 & 6 year SIP hearing
E 01-20-240		PUBLISH / CODIF	\$171.57		Lgts - publish Ordinance 1051
		Total	\$1,107.75		
<b>71486</b>	09/16/24	<b>PSSI PEST SERVICES</b>			
E 02-20-520		BLDG/ R & M	\$46.66	335159	Wtr - pest management at WTP
E 10-20-520		BLDG/ R & M	\$52.49	335160	Gen - pest management at City office
E 03-20-520		BLDG/ R & M	\$46.66	335224	Swr - pest management at WWTP
		Total	\$145.81		
<b>71487</b>	09/16/24	<b>SAMPLE, MATHEW</b>			
E 32-20-272		TOOLS	\$11.93		Pol - reimbursement for replacement cords for body camera bases
		Total	\$11.93		
<b>71488</b>	09/16/24	<b>SCHMID, CHARLES</b>			
E 42-20-521		GROUNDS / R & M	\$150.00		Park - 21" Snapper bagger lawn mower
		Total	\$150.00		
<b>71489</b>	09/16/24	<b>SHERWIN WILLIAMS</b>			
E 21-20-270		UTILITY R & M	\$207.24	0067-5	Strs - drain valve for paint sprayer
		Total	\$207.24		
<b>71490</b>	09/16/24	<b>SITEONE LANDSCAPE SUPPLY</b>			
E 42-20-521		GROUNDS / R & M	\$1,688.74	145652490-0	Park - infield conditioner
		Total	\$1,688.74		
<b>71491</b>	09/16/24	<b>SMITH WELDING SHOP, INC</b>			
E 03-20-272		TOOLS	\$144.84	31101	Swr - manhole cover remover tools
		Total	\$144.84		
<b>71492</b>	09/16/24	<b>ST PAUL RURAL FIRE</b>			
E 36-20-312		RURAL FIRE REIMB	\$24,641.14		EMS - EMT runs reimbursement
		Total	\$24,641.14		
<b>71493</b>	09/16/24	<b>TRIPLE T DISPOSAL</b>			
E 04-20-324		SANITATION HAULING	\$295.00		Lndfl - sanitation hauling
		Total	\$295.00		
<b>71494</b>	09/16/24	<b>U S POSTAL SERVICE</b>			
E 01-20-313		POSTAGE	\$165.00		Lgts - postage
E 02-20-313		POSTAGE	\$165.00		Wtr - postage
E 03-20-313		POSTAGE	\$165.00		Swr - postage
E 04-20-313		POSTAGE	\$30.00		Lndfl - postage

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Batch: Disb Sept16

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$525.00		
71495	09/16/24	WESCO DISTRIBUTION, INC.			
	E 01-50-550	IMPROVEMENTS	\$21,975.13	436702	Lgts - light poles for Middle Loup River Subdivision
Total			\$21,975.13		
11100			\$273,645.82		

**Fund Summary**

<u>11100 CHECKING</u>	
01 LIGHTS	\$192,805.29
02 WATER	\$5,467.48
03 SEWER	\$3,200.23
04 LANDFILL	\$11,143.66
10 GENERAL	\$10,179.75
21 STREETS	\$5,921.92
31 FIREMEN	\$4,097.23
32 POLICE	\$837.37
34 CEMETERY	\$719.32
36 AMBULANCE	\$27,306.61
41 POOL	\$2,260.61
42 PARK	\$3,421.28
44 LIBRARY	\$6,285.07
	\$273,645.82

MIKE FEEKEN, MAYOR

St. Paul Planning Commission  
September 9, 2024  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 9<sup>th</sup> day of September, 2024 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Solko called the meeting to order at 12:20 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: Connie Becker, Dan Scheer, Tyler Solko, and Tony Walch. Commission member absent: Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the July 8, 2024 meeting minutes. Commission member Walch seconded the motion. Commission members Becker, Scheer, Solko, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Solko opened the public hearing at 12:21 p.m. on a proposed Amendment to the Redevelopment Plan to allow Tax Increment Financing (TIF) for the new grocery store to be built on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2<sup>nd</sup> Street).

City Clerk Connie Jo Beck explained the TIF redevelopment process. TIF is allowed for structural improvements to approved property after public hearings with the Planning Commission, the Community Development Agency, and the St. Paul City Council.

Blake Schwartz, owner of St. Paul Grocery LLC, was available to answer questions on the project. The total project is estimated to cost \$6.5 million. The new grocery store will be expanded to 16,000 square feet from the current 10,000 square feet. Having no further comments, the public hearing was closed at 12:34 p.m. Commission member Walch moved to approve Resolution 2024-PZ-2 to amend the Redevelopment Plan to allow Tax Increment Financing (TIF) for the new grocery store to be built on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2<sup>nd</sup> Street). Commission member Scheer seconded the motion. Commission members Solko, Walch, Scheer, and Becker voted aye. Motion carried 4/0. Public hearings will also be held on September 16, 2024 at 6:30 p.m. before the City Council.

Commission member Walch moved to ratify the administrative approval of the following zoning permit:

- (a) 2024-27 Karen Carruthers – fence at 1705 Elm Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Mark Wilson with the Howard County Medical Center discussed the proposed signage for the Howard County Medical Center pertaining to Zoning Permit 2024-28. Commission member

Becker moved to approve the following zoning permit:

- (a) 2024-28 Howard County Medical Center – directional & wall signs at 1113 Sherman Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Commission member Scheer moved to approve the following zoning permits:

- (a) 2024-25 Paula Imler – shed at 708 3<sup>rd</sup> Street
- (b) 2024-26 John McClellan – remove/add a shed at 1520 Paul Street

Commission member Becker seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer indicated he had a resident question whether he would be able to construct a four-stall garage-type structure without garage doors in a residential district. A proposed drawing was shown to the commission members. It was agreed that this would be allowed as an accessory building in a residential district if it met setbacks, and was not used as a rentable storage unit. If the resident decides to pursue this type of structure, a zoning permit application will be required.

The meeting was adjourned at 12:50 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Tyler Solko  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification HC Value \$ 5800.<sup>00</sup> PERMIT NUMBER 2024-25  
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 3024  
 pd 7/23/24

**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 Paula Imler Contractor Paula Imler  
 Address 708 3rd Street Address \_\_\_\_\_  
 City, State, Zip St. Paul NE 68873 Phone Number 308-380-9286  
 Phone Number 308-380-9286 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 17 Exc 54' and all Lot 18 Block 82 OT St. Paul  
 Address of Construction Site 708 3rd Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Shed - Pre-fab Wood Dimension of Structure 10 x 20  
 Distance from West Front property line 112' Distance from East Rear Property Line 10 FT  
 Distance from North Side Property Line 10' Distance from South Second Side Line 54'

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

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-23-24  
 (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 \_\_\_\_\_

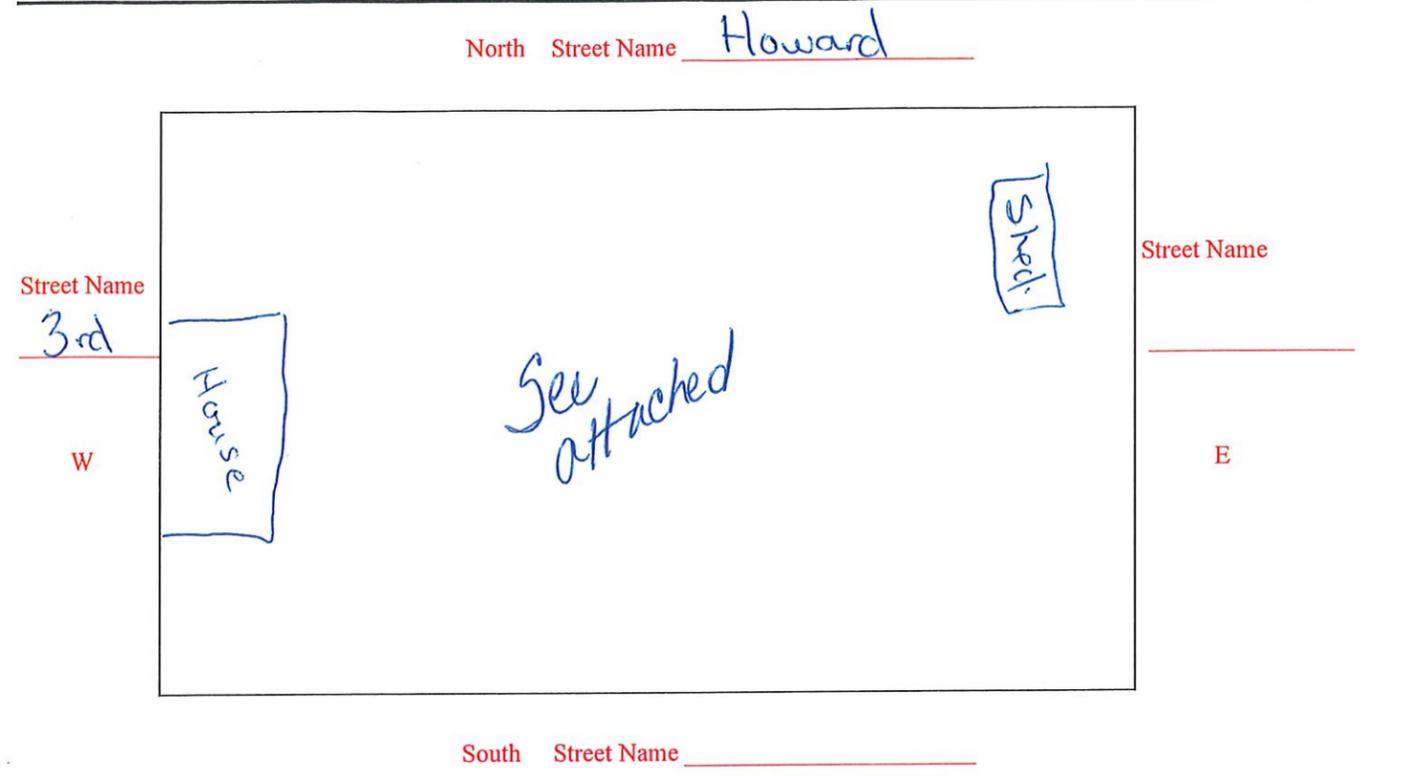
Does the proposed use meet all the required setback distances? YES  NO \_\_\_\_\_

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:



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 Paula Elmler Date 7-23-24

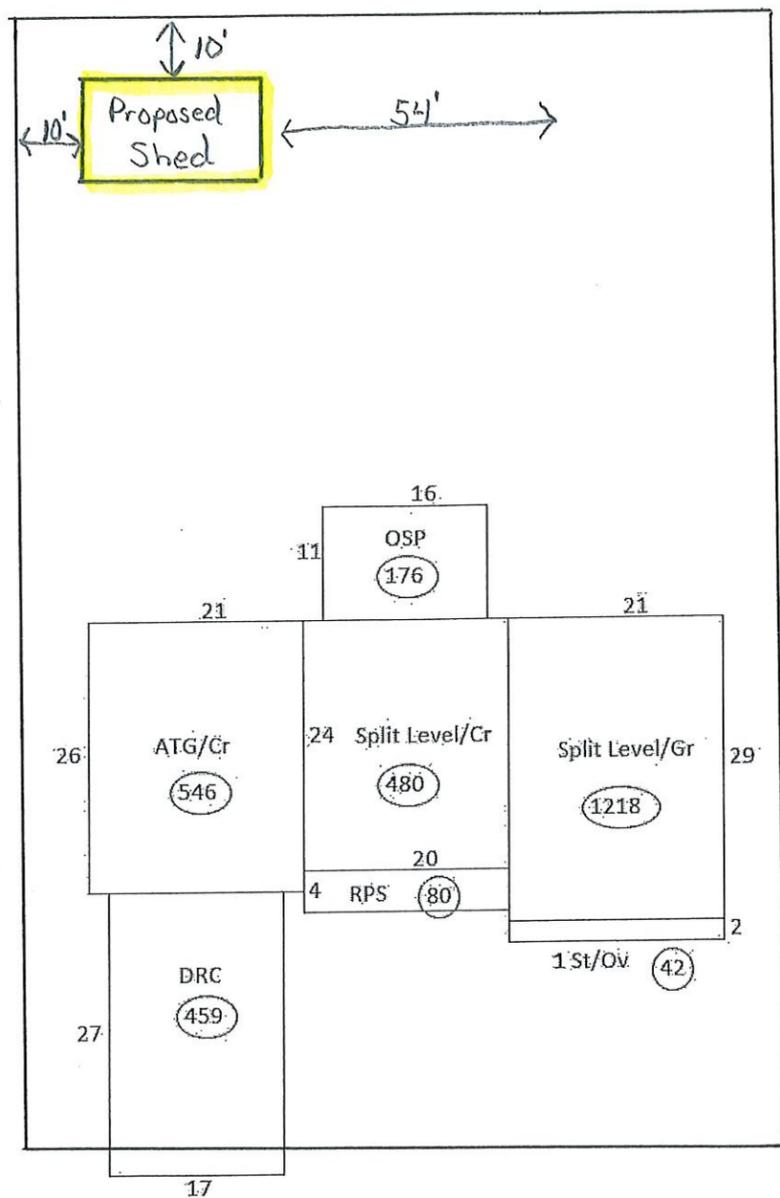
**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator Signature

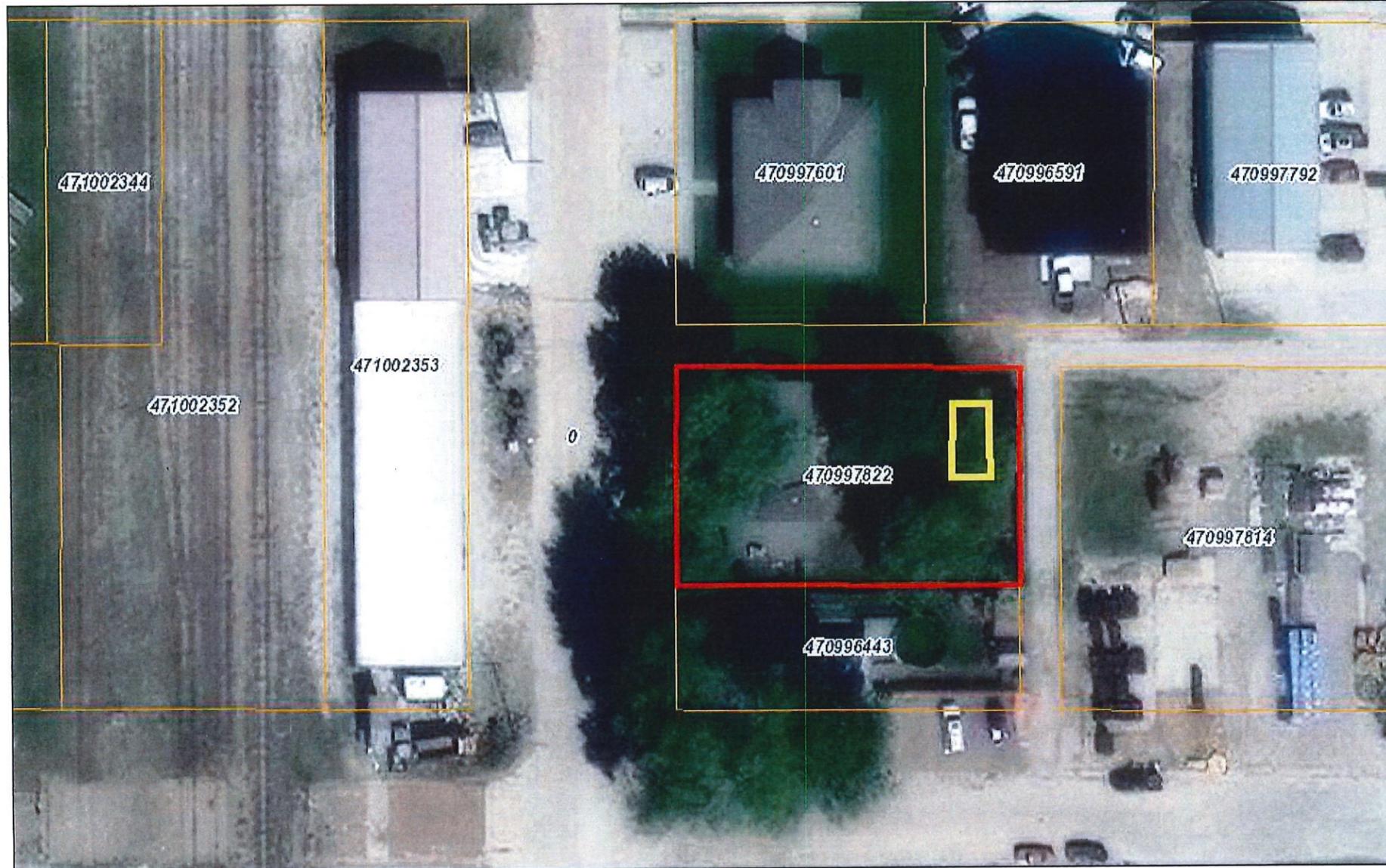
Reasons for Denial: \_\_\_\_\_

2024-25

Alley



3rd Street

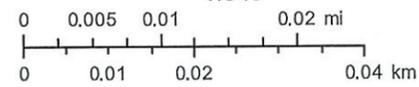


July 23, 2024

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1:849

□ Parcels



Zoning Classification R-2 Value \$ 2,000.00 PERMIT NUMBER 2024-26  
Please call 811 before completing form FEE \$25.00 CASH  CHECK# 242371094 pd 8/15/24

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 John McEllen Contractor John McEllen  
Address 1411 Indian Address \_\_\_\_\_  
City, State, Zip 65873 Phone Number \_\_\_\_\_  
Phone Number 750 1208 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Part Lot 11 Alestires Sub St. Paul  
Address of Construction Site 1520 Paul  
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure wood deck ROFFS (Shed) Dimension of Structure 17' x 41'  
Distance from South Front property line 75' Distance from North Rear Property Line 237'  
Distance from East Side Property Line 11' Distance from West Second Side Line 308'

Is there a utility easement on any side of the property? YES  
Approximately when will construction Start as soon as he gets the ok Finish Aug 2025

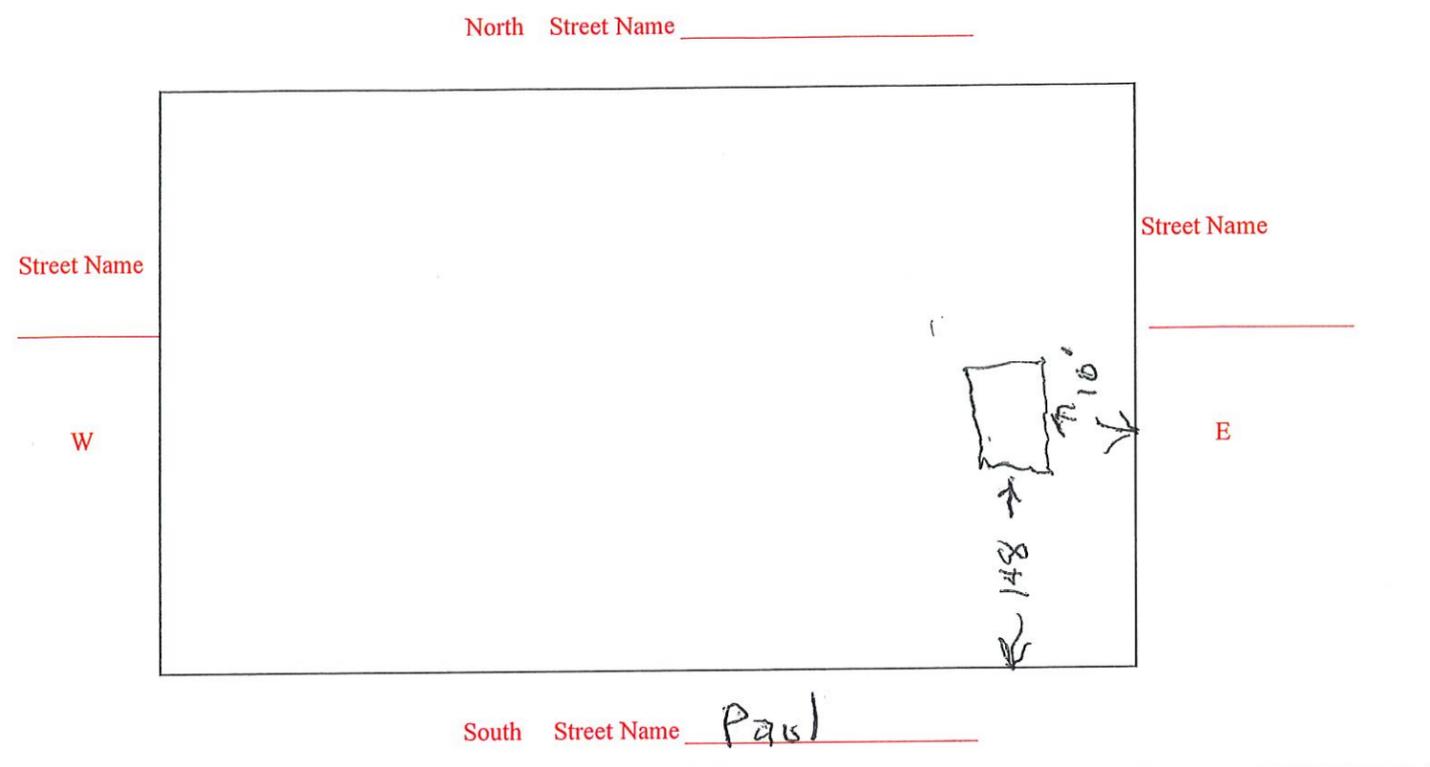
Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-16-24  
(Matt Helzer's signature)

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: \_\_\_\_\_



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.

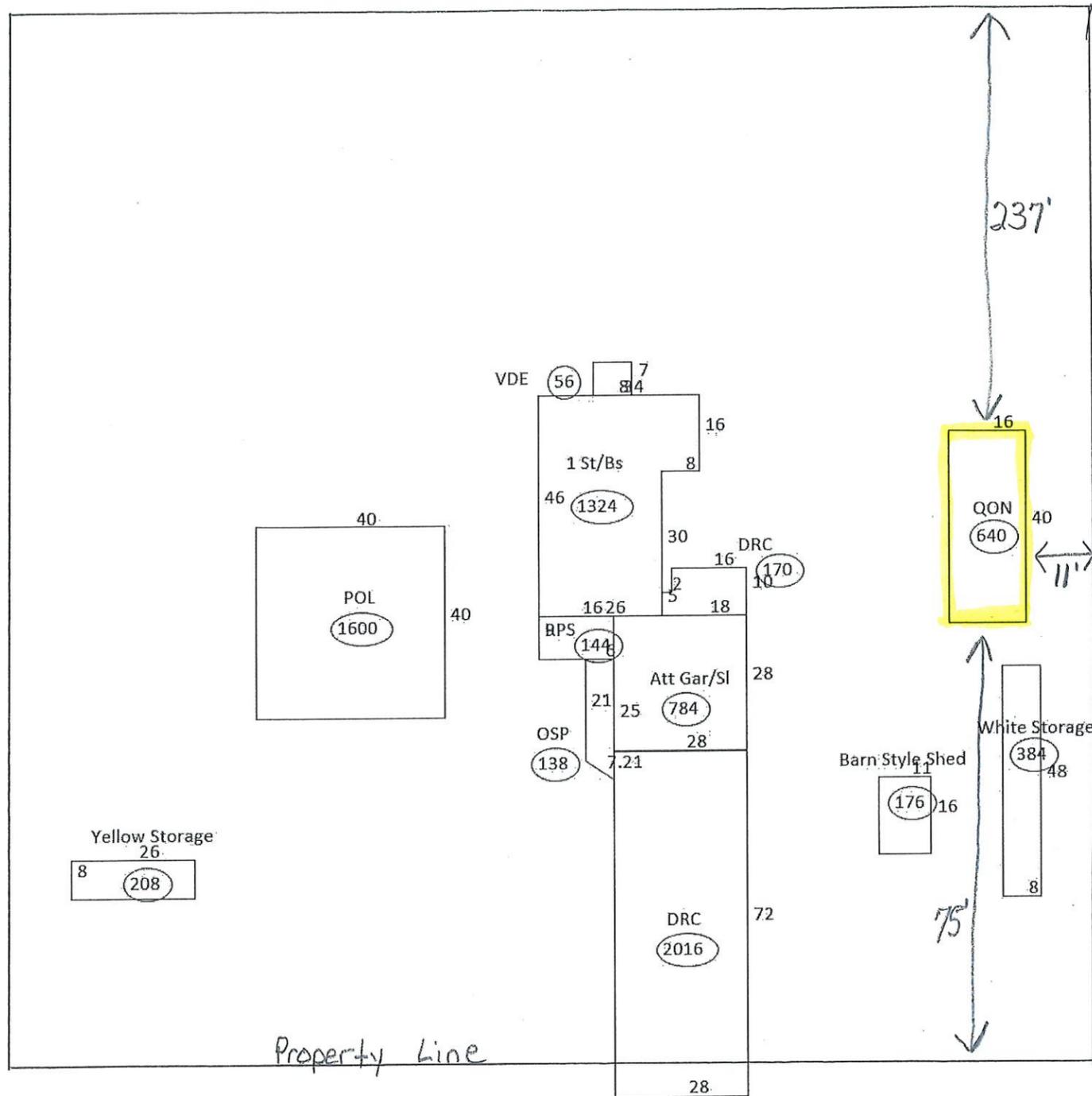
Signature of Applicant John McEllan Date 8/15/24

**For Office Use Only:**

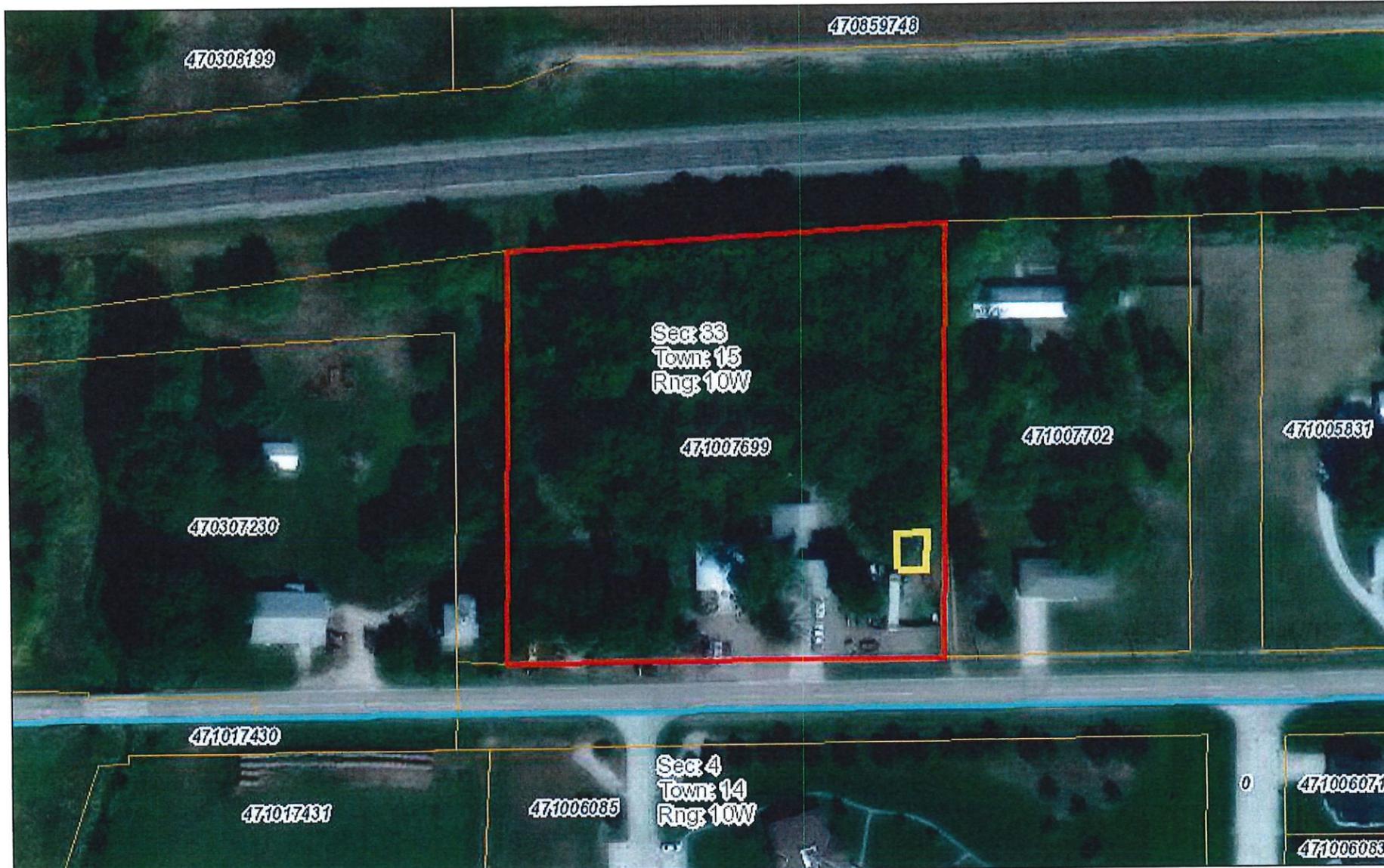
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator Signature \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2024-26



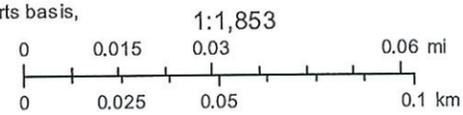
Paul Street



August 19, 2024  
13:05 PM

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-  Parcels
-  Sections



2024-26

John McClellan  
1411 Indian  
St Paul, NE 68873

**Eldon's Inspections, LLC**  
Eldon Kieborz  
79094 474 Ave  
Loup City, NE 68853  
308-745-0293  
License # 710

The metal building with wood interior  
located on 1520 Paul St, is not fit  
for use therefore can be destroyed.  
No asbestos found.

#710 Eldon Kieborz

Sincerely,

*Eldon Kieborz*

Eldon O. Kieborz  
79094 474 Avenue  
Loup City, Nebraska 68853

License #710

Zoning Classification R1 Value \$ 600.00

PERMIT NUMBER 2024-27  
FEE \$25.00 CASH  CHECK#  CC   
*paid 7/29/24*

**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 KAREN CARRUTHERS Contractor TROY CARRUTHERS

Address 1705 ELM ST Address 1702 Adams St.

City, State, Zip ST. PAUL NE 68873 Phone Number 308-235-8910

Phone Number 970-396-7240 Cell Phone

Complete Legal Description of the Property Lot 12, Block 3, Kelly's Addition

Address of Fence Site 1705 ELM ST Is Fence new or replacing a current fence? NEW

Size and Type (material) of Fence: 4' black chain link

Approximately when will the construction: Start Aug 2024 Finish Sept 2024

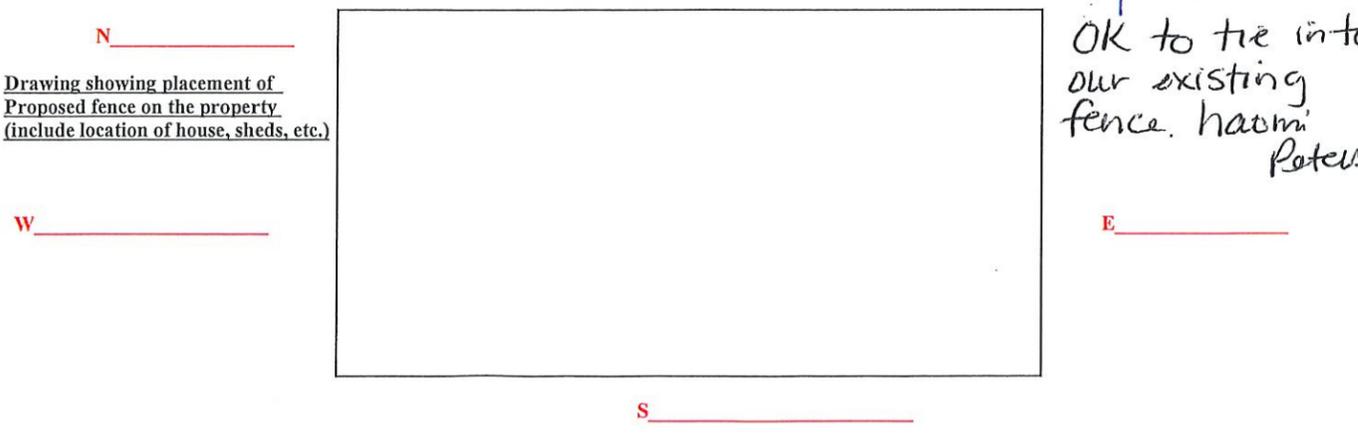
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-19-24  
*(Matt Helzer's signature)*

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.**

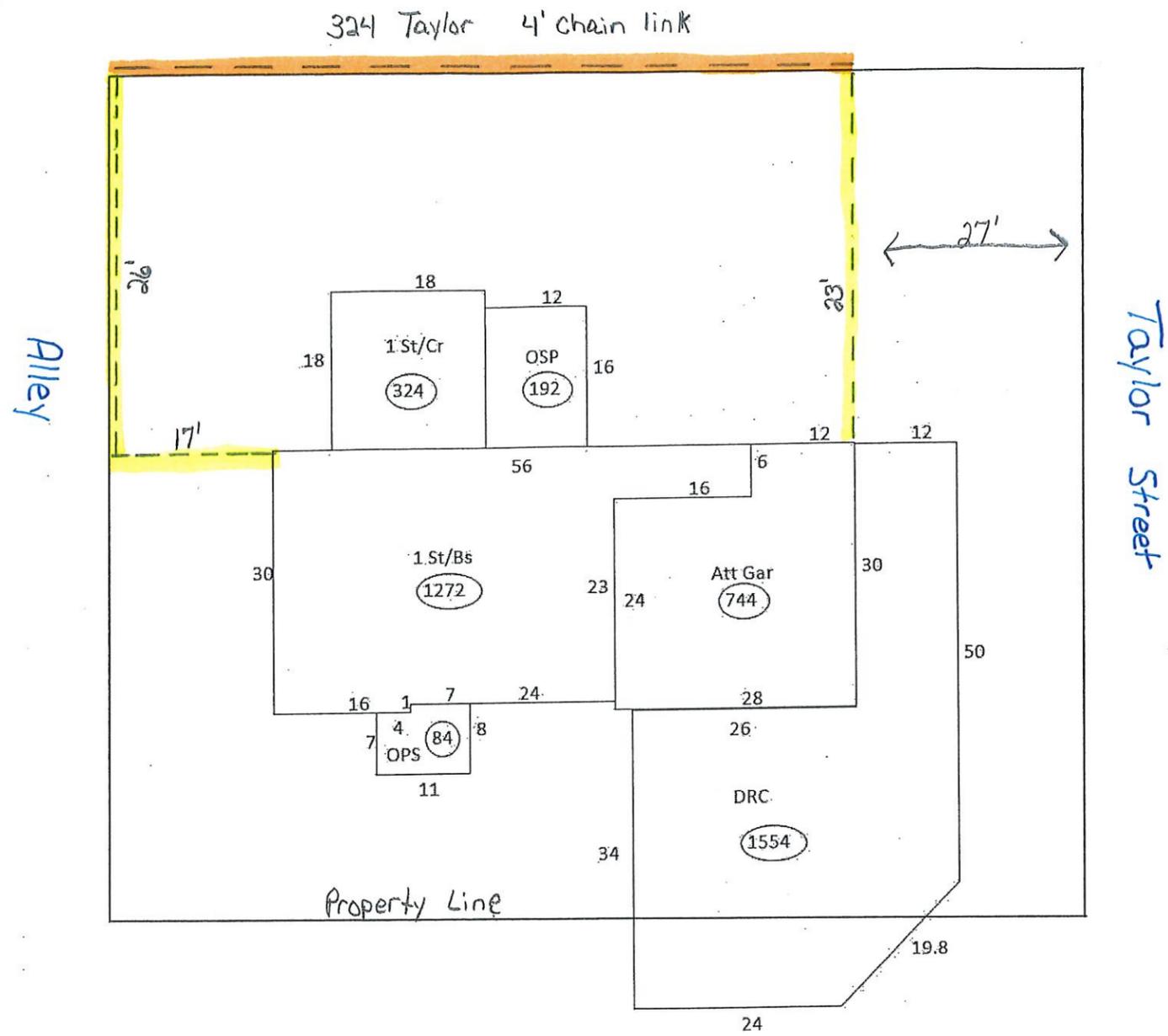
Signature of Applicant Karen A. Carruthers Date 07/29/2024



For Office Use Only:  
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2024-27



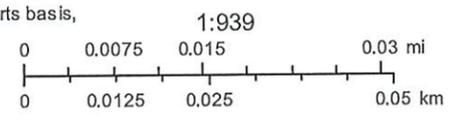
2024-27



August 20, 2024  
17:07 PM

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Parcels



Howard County  
gWorks.

Zoning Classification R-2 Value \$ \$33,000 PERMIT NUMBER 2024-28  
FEE \$50.00 CASH      CHECK#     

**APPLICATION FOR A SIGN 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.

Business Owner/Applicant Howard County Medical Property Owner Same

Address 1113 Sherman Street Address     

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

Phone Number      Cell Phone     

Complete Legal Description of the Property Block 10 Bartlett's Add, Lot E & F Bryan's Add and Tract of Land 264' lying north of Block E Bryan's Add St. Paul

Size of Proposed Sign See drawings

Type of Sign Directional Signs + Wall signs

Sign Construction/Material aluminum, acrylic

Where will sign be located on the property See drawings

Distance from Front property line See Attached Rear property line See Attached

Distance from Side property line      Second Side property line     

Is there a utility easement on either the back or side property? no

Approximately when will construction Start November Finish November

To Whom Should the Improvements be assessed? HCMC

Contact Utility Superintendent at (308) 754-4483 regarding inspection. Matt Helzer Date of visit 9-4-24  
(Matt Helzer's signature)

Recommendations needed before approval:     

**For Office Use Only:**

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

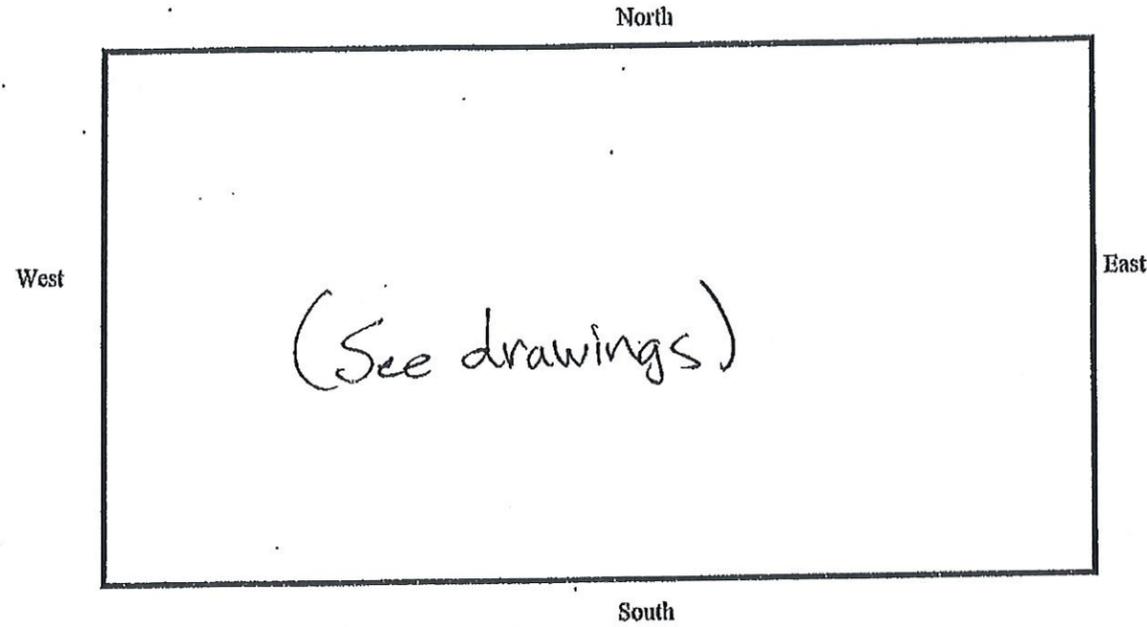
Does the proposed use meet all the required setback distances?      YES      NO Exempt

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?

PERMIT NUMBER 2024-28

Site Plan Sketch:



Street Name: North boundary \_\_\_\_\_ South boundary \_\_\_\_\_  
 Street Name: West boundary \_\_\_\_\_ East boundary \_\_\_\_\_

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building 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 [Signature] Date 9/3/24

For Office Use Only:

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Zoning Administrator

Reasons for Denial: \_\_\_\_\_  
 \_\_\_\_\_

**DESTINATION SIGN** shall mean a sign used to inform and direct the public to important public places and buildings, landmarks, and historical sites in the most simple, direct, and concise manner possible.

**DIRECTIONAL SIGN** shall mean a sign which serves only to designate the location or direction of any area or place.

**DOUBLE-FACED SIGN** shall mean a sign consisting of no more than two parallel or near parallel faces supported by a single structure. The angle created by the two faces of a double-faced sign shall not exceed 15 degrees.

**ELECTRONIC INFORMATION SIGNS** shall mean on-premise signs which use an array of electronically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics. Information may include news, events or information about businesses or attractions.

**ELECTRONIC CHANGEABLE MESSAGE SIGN (ECMS)** shall mean an outdoor advertising sign that changes the message, advertisement, or copy on the sign face by electronic or mechanical device or process, either automated or remote, regardless of the process used. Blinking, flashing, rotating, revolving, spinning, fluttering lighting or animation is not allowed. Transition between messages is permitted, but such transitions may only fade, scroll, travel or reveal.

**FLASHING SIGN** shall mean a sign designed to give an electrical light flash intermittently or a revolving beacon light.

**FREESTANDING SIGN** shall mean any sign supported by uprights or braces placed on or in the ground, which is used principally for advertising or identification purposes and is not supported by any building.

**FRONTAGE** shall mean the length of a property line of any one premises abutting and parallel to a public street, road, highway, or court.

**GROUND MONUMENT (LOW PROFILE) SIGN** shall mean a sign mounted directly to the ground with a maximum height not to exceed ten feet.

**ILLUMINATED SIGN** shall mean a sign illuminated in any manner by an artificial light source.

**MOVING SIGN** shall mean a sign which conveys its message through rotating, changing, or animated elements.

**NIT** shall mean a unit of luminous intensity equal to one candela per square meter (1 cd/m<sup>2</sup>)

## ARTICLE 8

2. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
3. Off-premise signs on public property.
4. Flashing signs.
5. Moving or audible signs.
6. Signs placed on movable trailers, vehicles or equipment.
7. Painted wall signs.
8. All roof signs.

**8.8 EXEMPTIONS**

1. Real estate signs not exceeding six square feet in residential districts and 32 square feet in agriculture, commercial and industrial districts provided such signs are removed within seven days after the disposition of the premises. In no case shall these signs obstruct the visibility at any intersection or driveway. Limited to two per lot.
2. Construction signs. One non-illuminated sign not to exceed 50 square feet shall be permitted per frontage and such signs shall be removed within one week following completion of construction.
3. Election signs not exceeding three feet in height or width shall be exempt so long as they do not interfere with the safety and well-being of the public.
4. Public signs.
5. Integral signs including signs for churches, names of buildings, dates of erection, and other permanent signs constructed and made as an integral part of the structure in which they are attached.
6. Nameplates not exceeding two square feet per dwelling.
7. Works of graphic art containing no advertising or business identification messages.
8. Residential signs under four square feet in size.
9. Directional signs provided do not exceed six square feet and/or three feet in maximum height.
10. Hand-held signs.
11. Temporary signs under 50 square feet and not more than two per lot for a maximum period of 90 days.

**8.9 SIGN PERMITS AND APPROVAL**

All signs shall require a zoning permit from the Zoning Administrator prior to installing any new sign, unless otherwise exempted. All signs located adjacent to controlled highways must meet the Nebraska Department of Transportation Outdoor Advertising Rules and Regulations as well as any applicable city regulations.

Amended by Ordinance No. 1022, effective 7/1/2021

2024-28



EXTERIOR  
SIGNAGE

1113 Sherman Street  
St. Paul, NE 68873  
Date: 7/29/2024  
Project: #22290

INDEX OF DRAWINGS

- PAGE 1: COVER
- PAGE 2: SITE: SITE PLAN
- PAGE 3: B1.01: BUILDING ID - METAL LETTERS - RECEIVING
- PAGE 4: B2.01: BUILDING ID - METAL LETTERS - CLINIC
- PAGE 5: D1.01: DIRECTIONAL SIGN - SIGN D1
- PAGE 6: D2.01: DIRECTIONAL SIGN - SIGN D2
- PAGE 7: D3.01: DIRECTIONAL SIGN - SIGN D3



-DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES WITH A FIELD SURVEY BEFORE PRODUCTION.  
-VERIFY ALL PAINT AND VINYL COLORS WITH CUSTOMER BEFORE FINISHING.

**NOTICE:**  
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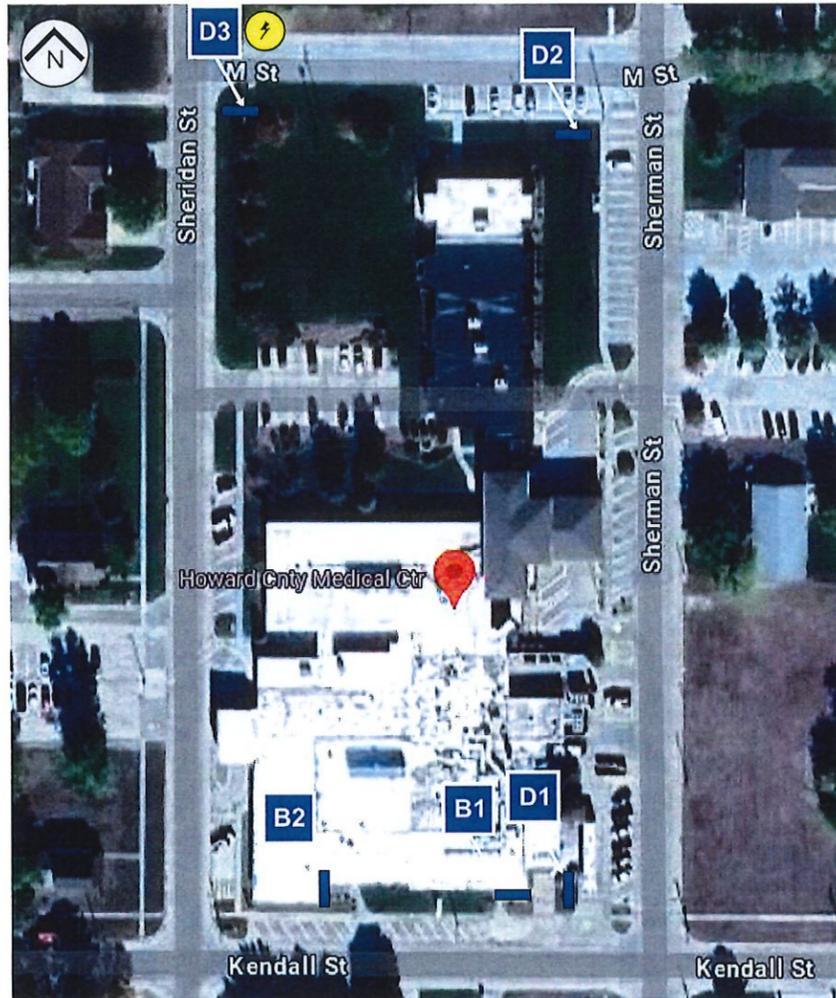


LOVE  
Signs

PAGE NUMBER  
**1**

SHEET TITLE  
**COVER**

2024-28



**Legend**

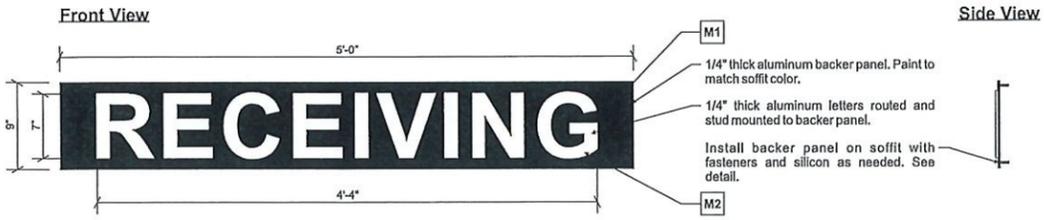
B1	Metal Letters Receiving	2.5 SF
B2	Metal Letters Specialty Clinic	4.5 SF
D1	Directional Sign Sign D1	24 SF
D2	Directional Sign Sign D2	24 SF
D3	Directional Sign Sign D3	24 SF

 Requires primary power ran to sign by a licensed electrician



2024-28

**B1** BUILDING ID - METAL LETTERS - RECEIVING  
 SCALE: 1"=1'-0" (11 X 17 paper)



MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Durand's Vynylpaint	230-60
M2	White Metal	PKS White



3030 W Old Hwy 30  
 Grand Island, NE 68802  
 308.381.5525  
 1.877.381.5530  
[www.lovesignco.com](http://www.lovesignco.com)

Designer: db  
 Project: Derek Beck  
 Location: Grand Island, NE  
 Date: 7-29-24  
 Approved By:

Project: #22290

Exterior Signage Remodel

Client:



Location:

1113 Sherman Street  
 St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\Medical-Dental\Howard County Hospital\2024\Exterior\22290-

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 WRITTEN PERMISSION  
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 OF GRAND ISLAND.

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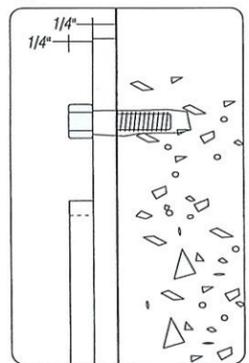
PAGE NUMBER

**3**

SHEET TITLE

**B1.01**

Typical Metal Letter on Backer



Receiving Rendering: 1/4"=1'-0"



2024-28

B2 BUILDING ID - METAL LETTERS - CLINIC  
SCALE: 1"=1'-0" (11 X 17 paper)

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M2	White Metal	PMS White



3030 W Old Hwy 30  
Grand Island, NE 68802  
308.391.5525  
1.877.391.5530  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-29-24  
Approved By:

Project: #22290

Exterior Signage  
Remodel

Client:



Location:

1113 Sherman Street  
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

V:\Medical-Dental\Howard County  
Hospital\2024\Exterior\22290-

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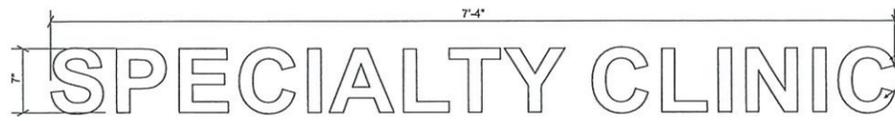
PAGE NUMBER

4

SHEET TITLE

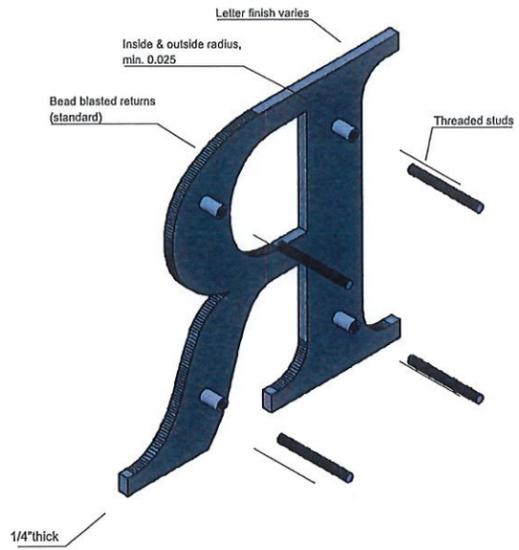
B2.01

Front View

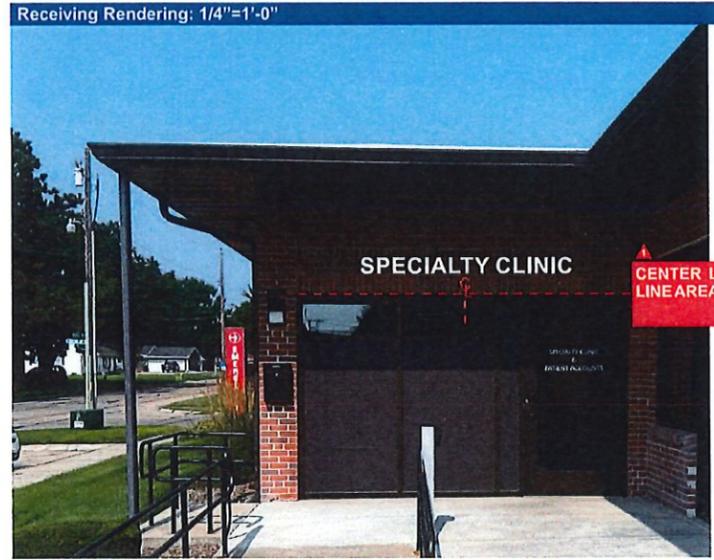


M1  
1/4" thick aluminum letters. Install by stud mounting to brick with pattern.

Typical Metal Letter



Receiving Rendering: 1/4"=1'-0"

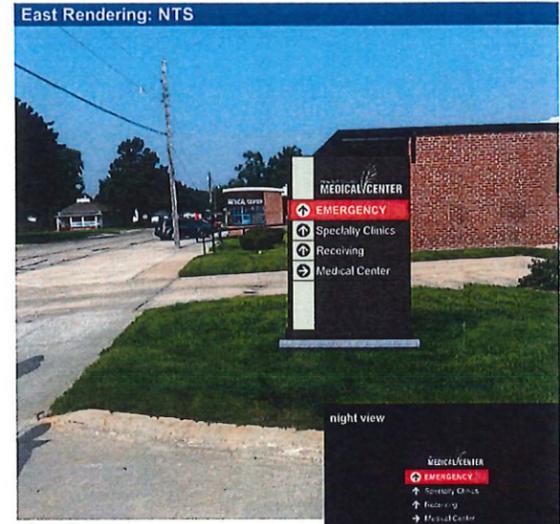
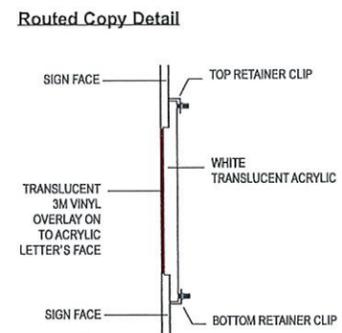
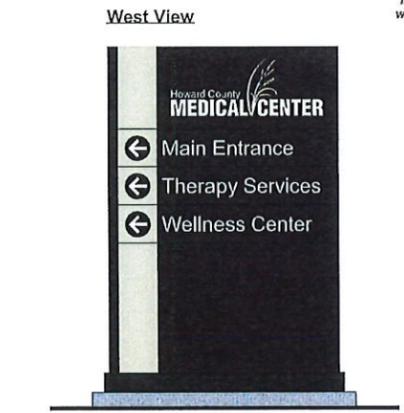
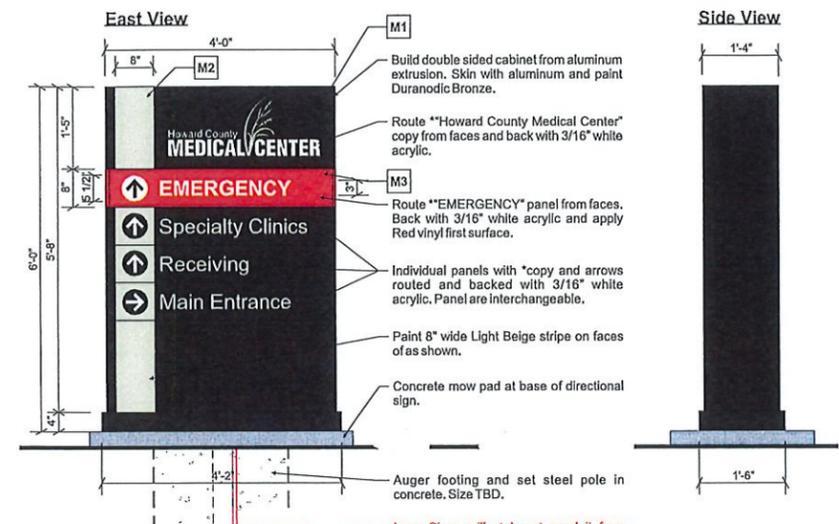


CENTER LETTERS IN DOTTED LINE AREA AS SHOWN.

2024-28

**DIRECTIONAL SIGN - SIGN D1**  
**SCALE: 1/2"=1'-0" (11 X 17 paper)**

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinyl/paint	230-69
M2	Light Beige Vinyl/paint	230-149
M3	Red Vinyl/paint	230-33



**CUSTOMER TO REMOVE EXISTING SIGN CABINET AND FOOTING.**



3030 W Old Hwy 30  
 Grand Island, NE 68802  
 308.381.5525  
 1.877.381.5530  
[www.lovesignco.com](http://www.lovesignco.com)

Designer: db  
 Project: Derek Beck  
 Location: Grand Island, NE  
 Date: 7-29-24  
 Approved By:

Project: #22290

Exterior Signage  
 Remodel

Client:



Location:

1113 Sherman Street  
 St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\Medical-Dental\Howard County  
 Hospital\2024\Exterior\922290-

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PAGE NUMBER

**5**

SHEET TITLE

**D1.01**

2024-28

**D2** DIRECTIONAL SIGN - SIGN D2  
SCALE: 1/2"=1'-0" (11 X 17 paper)

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinylpaint	230-69
M2	Light Beige Vinylpaint	230-149
M3	Red Vinylpaint	230-33



3030 W Old Hwy 30  
Grand Island, NE 68802  
308.381.5525  
1.877.381.5530  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-29-24  
Approved By:

Project: #22290

Exterior Signage Remodel

Client:



Location:

1113 Sherman Street  
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\Medical\Design\Howard County Hospital\2024\Exterior\#22290-

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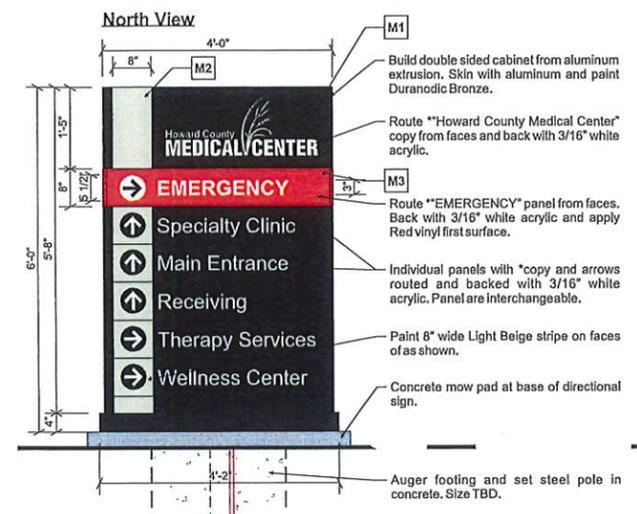
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PAGE NUMBER

**6**

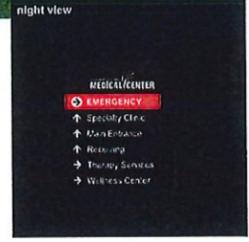
SHEET TITLE

**D2.01**

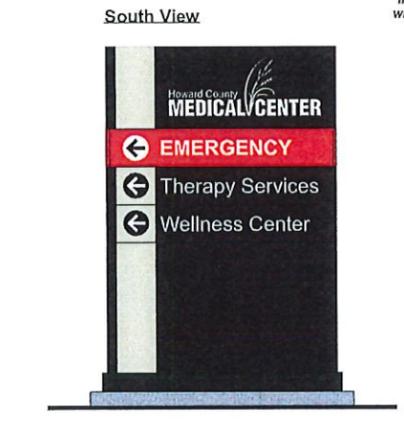


23'

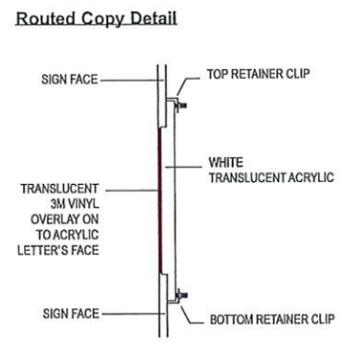
21'



**CUSTOMER TO REMOVE EXISTING SIGN CABINET AND FOOTING.**

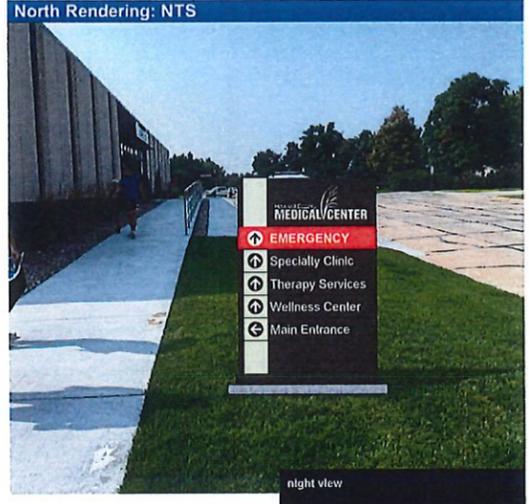
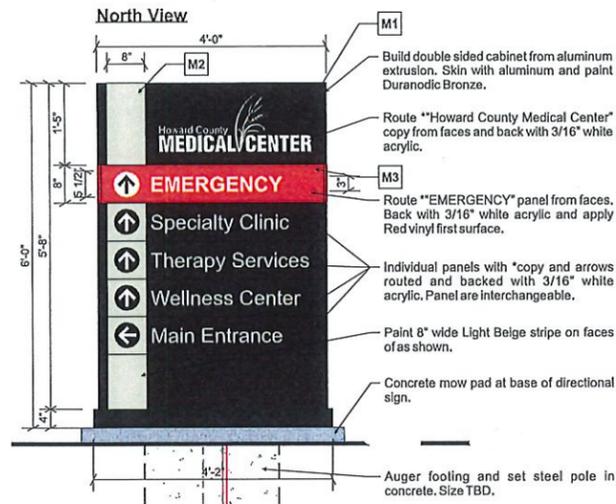


\*Internally illuminated with white LEDs wired to power supplies.



2024-28

**DIRECTIONAL SIGN - SIGN D3**  
**SCALE: 1/2"=1'-0" (11 X 17 paper)**



10' behind curb

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinylpaint	230-69
M2	Light Beige Vinylpaint	230-149
M3	Red Vinylpaint	230-33



3030 W Old Hwy 30  
 Grand Island, NE 68802  
 308.381.5525  
 1.877.381.5530  
[www.lovesignco.com](http://www.lovesignco.com)

Designer: djb  
 Project: Derek Beck  
 Location: Grand Island, NE  
 Date: 7-29-24  
 Approved By:

Project: #22290

Exterior Signage  
 Remodel

Client:



Location:

1113 Sherman Street  
 St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\Medical-Dental\Howard County Hospital\2024\Exterior\22290-

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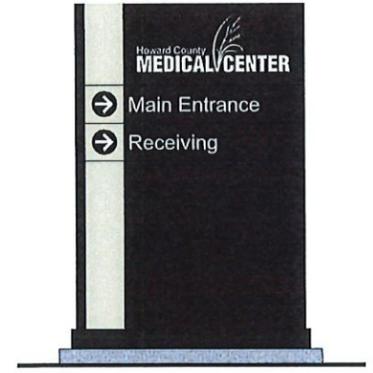
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PAGE NUMBER

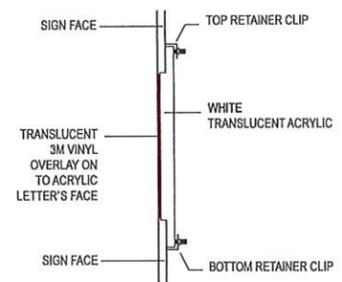
**7**

SHEET TITLE  
**D3.01**

**South View**



**Routed Copy Detail**



\*Internally illuminated with white LEDs  
 wired to power supplies.

Love Signs will stub out conduit from  
 concrete footing. Licensed electrician to  
 bring primary power to sign.

Concrete mow pad at base of directional  
 sign.

Individual panels with \*copy and arrows  
 routed and backed with 3/16" white  
 acrylic. Panel are interchangeable.

Route "EMERGENCY" panel from faces.  
 Back with 3/16" white acrylic and apply  
 Red vinyl first surface.

Build double sided cabinet from aluminum  
 extrusion. Skin with aluminum and paint  
 Duranodic Bronze.

9-16-24

# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 3 PAGES

TO OWNER:  
City of St. Paul, Nebraska  
704 6th Street  
St. Paul, NE 68873

PROJECT: *St. Paul Fire Station*  
4th Kendall Street  
St. Paul, NE 68873

APPLICATION NO: 3

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

PERIOD TO: *September 1, 2024*

FROM CONTRACTOR:  
Bierman Contracting, Inc  
PO Box 1887  
Columbus, NE 68602

VIA ARCHITECT:  
JEO Architecture, Inc.  
2000 Q Street, Suite 500  
Lincoln, NE 68503

PROJECT NOS: BCI #: 24-023  
JEO # 220519  
CONTRACT DATE *May 28, 2024*

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,272,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	2,272,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	301,462.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + B on G703)	\$	15,073.10
b. _____ % of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	15,073.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	286,388.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	120,189.25
8. CURRENT PAYMENT DUE	\$	166,199.65
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,985,611.10

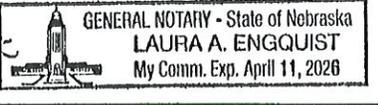
*Foundation + reinforcement site utilities*

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:  
By: *[Signature]* Date: *September 3, 2024*

State of: *NEBRASKA* County of: *PLATTE*  
Subscribed and sworn to before me this 3rd Day of September, 2024

Notary Public: *[Signature]*  
My Commission expires: \_\_\_\_\_



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ *166,199.65* # *11106* *33-50-550*

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:  
By: *[Signature]* Date: *9/5/24*

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 3

Contractor's signed certification is attached.

APPLICATION DATE: September 3, 2024

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: September 1, 2024

Use Column I on Contracts where variable retainage for line items may apply.

CONTRACTOR'S PROJECT NO: BCI #: 24-023

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE 45,474 (C - G)	I RETAINAGE (IF VARIABLE RATE)  5%
			D FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
1	General conditions	\$174,216.00	\$2,508.00	\$18,330.00		\$20,838.00	11.96%	\$153,378.00	\$1,041.90
2	Payment & performance bonds	\$22,720.00	\$22,720.00			\$22,720.00	100.00%		\$1,136.00
3	Testing allowance	\$10,000.00		\$1,060.00		\$1,060.00	10.60%	\$8,940.00	\$53.00
4	Submittal exchange	\$7,242.00	\$7,242.00			\$7,242.00	100.00%		\$362.10
5	Site work	\$70,355.00	\$43,368.00			\$43,368.00	61.64%	\$26,987.00	\$2,168.40
6	Concrete reinforcement material	\$24,928.00		\$24,913.00		\$24,913.00	99.94%	\$15.00	\$1,245.65
7	Concrete foundations and flatwork	\$256,898.00		\$83,121.00		\$83,121.00	32.36%	\$173,777.00	\$4,156.05
8	Misc. steel fabrication & site items	\$18,835.00		\$1,543.00		\$1,543.00	8.19%	\$17,292.00	\$77.15
9	Rough carpentry	\$4,694.00					0.00%	\$4,694.00	\$0.00
10	Casework material	\$13,987.00					0.00%	\$13,987.00	\$0.00
11	Finish carpentry	\$17,136.00					0.00%	\$17,136.00	\$0.00
12	PEMB insulation material	\$36,016.00					0.00%	\$36,016.00	\$0.00
13	Door and hardware material	\$33,756.00					0.00%	\$33,756.00	\$0.00
14	Sectional doors	\$48,232.00					0.00%	\$48,232.00	\$0.00
15	Aluminum storefront and canopies	\$61,879.00					0.00%	\$61,879.00	\$0.00
16	Gyp. board assemblies	\$120,175.00					0.00%	\$120,175.00	\$0.00
17	Acoustical ceilings	\$13,742.00					0.00%	\$13,742.00	\$0.00
18	Flooring	\$33,693.00					0.00%	\$33,693.00	\$0.00
19	Painting	\$22,902.00					0.00%	\$22,902.00	\$0.00
20	Signage	\$25,611.00					0.00%	\$25,611.00	\$0.00
21	materials	\$8,019.00					0.00%	\$8,019.00	\$0.00
22	PEMB material	\$257,860.00	\$50,677.00			\$50,677.00	19.65%	\$207,183.00	\$2,533.85
23	PEMB erection	\$135,264.00					0.00%	\$135,264.00	\$0.00
24	Fire suppression system	\$27,188.00					0.00%	\$27,188.00	\$0.00
<b>GRAND TOTALS</b>		\$1,445,348.00	\$126,515.00	\$128,967.00	\$0.00	\$255,482.00	17.68%	\$1,189,866.00	\$12,774.10

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 3

Contractor's signed certification is attached.

APPLICATION DATE: September 3, 2024

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: September 1, 2024

Use Column I on Contracts where variable retainage for line items may apply.

CONTRACTOR'S PROJECT NO: BCI #: 24-023

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE 45,474 (C - G)	I RETAINAGE (IF VARIABLE RATE)  5%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Totals from page 2	\$1,445,348.00	\$126,515.00	\$128,967.00	\$0.00	\$255,482.00	17.68%	\$1,189,866.00	\$12,774.10
2	Site utilities	\$47,025.00		\$45,980.00		\$45,980.00	97.78%	\$1,045.00	\$2,299.00
3	East storm drainage	\$158,000.00					0.00%	\$158,000.00	\$0.00
4	Plumbing	\$250,800.00					0.00%	\$250,800.00	\$0.00
5	HVAC	\$191,315.00					0.00%	\$191,315.00	\$0.00
6	Electrical	\$179,512.00					0.00%	\$179,512.00	\$0.00
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
<b>GRAND TOTALS</b>		\$2,272,000.00	\$126,515.00	\$174,947.00	\$0.00	\$301,462.00	13.27%	\$1,970,538.00	\$15,073.10

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

# INVOICE



INVOICE NO: 1731-0  
INVOICE DATE: August 15, 2024

REMIT TO: Mid-State Engineering & Testing  
P.O. Box 153  
Columbus, NE 68602  
Ph: 402-562-7824

BILL TO: Accounts Payable  
Bierman Contracting Inc.  
2560 E 29th Avenue  
Columbus, NE 68601

PROJECT: **Fire Station**  
St Paul, NE  
No: 3-342

PO Reference: 3-342  
Services for period of 7/1/2024 through 7/31/2024  
Reference: Construction Testing Services

ITEM	QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	1.00	hour	Administrative	50.00	50.00
2	1.00	hour	Earthwork Observation - Certified Engineering Technician	75.00	75.00
3	1.00	test	Standard Proctor Test, 4-inch Mold (ASTM D698)	170.00	170.00
4	1.00	test	No. 200 Sieve Wash (ASTM D1140)	35.00	35.00
5	2.00	trip	Trip Charge (man & vehicle)	285.00	570.00
6	4.00	test	Compaction Test	40.00	160.00

Invoice Total: 1060.00

Amount Received: \$0.00

Amount Due: **\$1,060.00**

TERMS: 1.5% Interest per month will be added after 30 days.

**Billing summary through: 8/15/2024**

Total billed: \$1,060.00  
Total Received: \$0.00  
Balance: \$1,060.00

Invoice Delivery: Email

St. Paul Fire Station - MATT

CITY OF ST PAUL

09/09/24 10:23 AM

Page 1

\*Claim Register©

Bierman Draw 3

SEPTEMBER 23-24

Claim Type					
Claim#	1 Bierman Contracting Inc		Ck# 001012 9/16/2024		
Cash Payment	E 33-50-550 IMPROVEMENTS	Fire Station Construction: Foundation and Reenforcement Site Utilities			\$166,199.65
Invoice					
Transaction Date	9/16/2024	Due 12:00:00 AM	FireStation Construc	11106	<u>Total</u> \$166,199.65
<b>Claim Type</b>				<b>Tota</b>	<b>\$166,199.65</b>

Pre-Written Check	\$166,199.65
Checks to be Generated by the Compute	\$0.00
<b>Total</b>	<b>\$166,199.65</b>

#1012  
 Fire Station Construction  
 #103683  
 11106

MIKE FEEKEN, MAYOR

# 103683

# 319,949.28  
 - 166,199.65  
 -----  
 \$ 153,749.63

Fire Station  
 Construction

Citizens Business Interest Checking – XX3683

Transactions

Scheduled   Pending   Posted

Date	Description	Amount	Balance
Sep 03, 2024	Deposit	300,000.00	319,949.28
Aug 31, 2024	Accr Earning Pymt Added to Account	352.22	19,949.28
Aug 30, 2024	Check 1011	-120,189.25	19,597.06
Aug 29, 2024	Check 1010	-3,317.03	139,786.31
Aug 26, 2024	Withdrawal	-300,000.00	143,103.34
Aug 21, 2024	ACH Deposit NPAIT NPAIT	300,000.00	443,103.34
Aug 05, 2024	Check 1009	-6,997.50	143,103.34
Jul 31, 2024	Accr Earning Pymt Added to Account	286.82	150,100.84
Jul 05, 2024	Check 1008	-2,150.59	149,814.02
Jun 30, 2024	Accr Earning Pymt Added to Account	280.51	151,964.61
May 31, 2024	Accr Earning Pymt Added to Account	142.01	151,684.10
May 29, 2024	Check 1007	-35,453.97	151,542.09
May 24, 2024	ACH Deposit NPAIT NPAIT	150,000.00	186,996.06
May 03, 2024	Check 1006	-31,593.75	36,996.06
Apr 30, 2024	Accr Earning Pymt Added to Account	128.17	68,589.81
Apr 02, 2024	Check 1005	-25,275.00	68,461.64
Mar 31, 2024	Accr Earning Pymt Added to Account	181.98	93,736.64
Feb 29, 2024	Accr Earning Pymt Added to Account	196.26	93,554.66
Feb 26, 2024	Check 1004	-6,318.75	93,358.40

## Resolution 2024-21

WHEREAS, the Mayor and City Council desire to establish fees for various City permits, services, goods, and use of equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA that the attached Fee Schedule is hereby approved and adopted effective October 1, 2024 for the various City permits, services, goods, and use of equipment.

BE IT FURTHER RESOLVED, that any and all previous Fee Schedules are hereby repealed.

DATED this 16th day of September, 2024.

---

Mike Feeken, Mayor

Attest:

---

Connie Jo Beck, City Clerk/Deputy Treasurer

# City of St. Paul

## Fee Schedule

Effective 10/1/24 - Approve by Resolution 2024-21

<b>Animal Permits</b>	<b>Fee</b>
(Permits issued on calendar year basis)	
Cat - neutered	\$5.00
Cat - unneutered	\$10.00
Dog - neutered	\$10.00
Dog - unneutered	\$15.00
<b>Batting Cage</b>	
Annual fee	\$20.00
Key Fob Deposit	\$10.00
Fee for Lost Key Fob	\$25.00
<b>Bricks (Residents only)</b>	\$0.20
<b>Cemetery Fees</b>	
Cemetery Space (resident)	\$300.00
Cemetery Space (non resident)	\$400.00
Cemetery Lot (4 spaces per lot) (resident)	\$1,200.00
Cemetery Lot (4 spaces per lot) (non-resident)	\$1,600.00
Cemetery Space - Section M [new north section] (resident)	\$350.00
Cemetery Space - Section M [new north section] (non-resident)	\$450.00
Cemetery Lot - Section M (4 spaces per lot) (resident)	\$1,400.00
Cemetery Lot - Section M (4 spaces per lot) (non-resident)	\$1,800.00
Casket Open/Close Monday-Friday	\$500.00
Casket Open/Close Weekend or Holiday	\$750.00
Urn Open/Close Monday-Friday	\$300.00
Urn Open/Close Weekend or Holiday	\$450.00
Infant/Child (age 5 or under) Open/Close Monday-Friday	\$200.00
Infant/Child (age 5 or under) Open/Close Weekend or Holiday	\$350.00
Disinterment (+ hourly wage beyond 4 hours)	\$600.00
Re-Internment (+ hourly wage beyond 4 hours)	\$600.00
Recording Fee (per page)	\$10.00
Cross Marker	\$250.00
Bench (includes bench, pad, delivery & installation)	\$600.00
Staking Fee for monuments	\$100.00
Niche space (one person)	\$800.00
Niche space (two person)	\$1,200.00
Niche Open/Close Monday-Friday	\$200.00
Niche Open/Close Weekend or Holiday	\$350.00
Niche Door Engraving - 1 person	\$150.00
Niche Door Engraving - 2 person	\$225.00
Niche Vase, Name Plates & Name Etching (City will install)	\$100.00

<b>Equipment Charge</b>	
*A minimum charge of one-half hour per unit. An equipment operator charge will be added to the cost of using the equipment.	
Double Bucket	\$100.00 per hour
Digger	\$100.00 per hour
Backhoe	\$100.00 per hour
Bucket	\$100.00 per hour
Loader	\$100.00 per hour
Jack Hammer / Bobcat	\$100.00 per hour
Dump Truck	\$100.00 per hour
Flusher	\$100.00 per hour
Compressor	\$100.00 per hour
Piercing Arrow Mole	\$5.00 per foot
Concrete Sawing	\$5.00 per foot
Trencher	1-3 feet at \$1.00 per foot
Trencher	4-6 feet at \$1.25 per foot
Barricades /Cones/Candles (street closure device over 20" in height)	\$5.00 per device per day
<b>Labor Rates</b>	Add 40% to hourly wage
<b>Landfill</b>	
Non-resident Use Fee	\$10 per load or \$48 per year
Landfill key (licensed lawn/tree service only)	\$35.00
<b>Liquor License Fees</b>	
Class A	\$100.00
Class B	\$100.00
Class C	\$300.00
Class CK	\$300.00
Class D	\$200.00
Class I	\$250.00
Class ZK	\$350.00
<b>Mobile Food Permit (per calendar year)</b>	\$100.00
<b>Miscellaneous Fees</b>	
Photocopies (black & white)	\$0.50
Photocopies (color)	\$0.75
Recording Fees (per page)	\$10.00
Returned Check Fee	\$30.00
<b>Peddler Permit (per person, per day)</b>	\$50.00

<b>Police Department Fees</b>	
Accident Reports	\$8.00
Golf Cart / UTV / ATV Inspection Permit	\$25.00
<b>Shop Supplies</b>	Add 15% to City cost
<b>Tobacco License Fee</b> (per calendar year)	\$10.00
<b>Water</b> (used by contractors)	\$25.00 hookup fee plus \$2.00 per 1,000 gallons of water used, plus tax on water usage
<b>Water Well Permit</b> (private)	\$50.00
<b>Zoning</b>	
Residential Construction (new & additions)	\$50.00
Commercial Construction (new & additions)	\$100.00
Fence Permit	\$25.00
Sign Permit	\$50.00
Demolition of Building/Structures	\$10.00
Moving Building/Structures [shed]	\$25.00
Moving Building/Structures [garage/house]	\$50.00
Subdivision Fee	\$300 + postage for notices
Administrative Subdivision Fee	\$200.00
Rezoning Fee	\$300 + postage for notices
Conditional Use Permit	\$300 + postage for notices
Construction w/o Permit	1% of value of structure up to \$2,000.00
Variance Fee	\$300 + postage for notices
Violation of Zoning regulations	\$100.00
Amendment to Redevelopment Plan to TIF Project	\$500 + postage for notices

# City of St. Paul

## Fee Schedule

Proposed Changes Effective 10/1/24

		Proposed Fee
<b>Animal Permits</b> (Permits issued on calendar year basis)		
Cat - neutered	\$5.00	
Cat - unneutered	\$10.00	
Dog - neutered	\$10.00	
Dog - unneutered	\$15.00	
<b>Batting Cage</b>		
Annual fee	\$10.00	\$20.00
Key Fob Deposit	\$10.00	
Fee for Lost Key Fob	\$25.00	
<b>Bricks (Residents only)</b>	\$0.20	
<b>Cemetery Fees</b>		
Cemetery Space (resident)	\$300.00	
Cemetery Space (non resident)		\$400.00
Cemetery Lot (4 spaces per lot) (resident)	\$1,200.00	
Cemetery Lot (4 spaces per lot) (non-resident)		\$1,600.00
Cemetery Space - Section M [new north section] (resident)	\$350.00	
Cemetery Space - Section M [new north section] (non-resident)		\$450.00
Cemetery Lot - Section M (4 spaces per lot) (resident)	\$1,400.00	
Cemetery Lot - Section M (4 spaces per lot) (non-resident)		\$1,800.00
Casket Open/Close Monday-Friday	\$500.00	
Casket Open/Close Weekend or Holiday	\$750.00	
Urn Open/Close Monday-Friday	\$300.00	
Urn Open/Close Weekend or Holiday	\$450.00	
Infant/Child (age 5 or under) Open/Close Monday-Friday	\$200.00	
Infant/Child (age 5 or under) Open/Close Weekend or Holiday	\$350.00	
Disinterment (+ hourly wage beyond 4 hours)	\$600.00	
Re-Internment (+ hourly wage beyond 4 hours)	\$600.00	
Recording Fee (per page)	\$10.00	
Cross Marker	\$250.00	
Bench (includes bench, pad, delivery & installation)	\$600.00	
Staking Fee for monuments	\$100.00	
Niche space (one person)	\$800.00	
Niche space (two person)	\$1,200.00	
Niche Open/Close Monday-Friday	\$200.00	
Niche Open/Close Weekend or Holiday	\$350.00	
Niche Door Engraving - 1 person	\$150.00	
Niche Door Engraving - 2 person	\$225.00	
Niche Vase, Name Plates & Name Etching (City will install)	\$100.00	

<b>Equipment Charge</b>		
*A minimum charge of one-half hour per unit. An equipment operator charge will be added to the cost of using the equipment.		
Double Bucket	\$75.00 per hour	\$100 per hour
Digger	\$75.00 per hour	\$100 per hour
Backhoe	\$75.00 per hour	\$100 per hour
Bucket	\$75.00 per hour	\$100 per hour
Loader	\$75.00 per hour	\$100 per hour
Jack Hammer / Bobcat	\$75.00 per hour	\$100 per hour
Dump Truck	\$75.00 per hour	\$100 per hour
Flusher	\$50.00 per hour	\$100 per hour
Compressor	\$40.00 per hour	\$100 per hour
Piercing Arrow Mole	\$5.00 per foot	
Concrete Sawing	\$4.00 per foot	\$5.00 per foot
Trencher	1-3 feet at \$0.75 per foot	\$1.00 per foot
Trencher	4-6 feet at \$1.00 per foot	\$1.25 per foot
<b>Barricades /Cones/Candles (street closure device over 20" in height)</b>		<b>\$5.00 per device per day</b>
<b>Labor Rates</b>	Add 40% to hourly wage	
<b>Landfill</b>		
Non-resident Use Fee	\$10 per load or \$48 per year	
Landfill key (licensed lawn/tree service only)	\$35.00	
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Returned Check Fee	\$25.00	\$30.00
<b>Peddler Permit (per person, per day)</b>	\$50.00	

<b>Police Department Fees</b>		
Accident Reports	\$8.00	
Golf Cart / UTV / ATV Inspection Permit	\$25.00	
<b>Sewer Supplies</b>		
Blue Crystals (+ tax)	\$14.00	Eliminate
RootX (+ tax)	\$40.00	Eliminate
Sewer Line Maintainer (+ tax)	\$8.00	Eliminate
<b>Shop Supplies</b>	Add 15% to City cost	
<b>Tobacco License Fee</b> (per calendar year)	\$10.00	
<b>Water</b> (used by contractors)	\$25.00 hookup fee plus \$2.00 per 1,000 gallons of water used, plus tax on water usage	
<b>Water Well Permit</b> (private)	\$25.00	\$50.00
<b>Zoning</b>		
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Fence Permit	\$25.00	
Sign Permit	\$50.00	
Demolition of Building/Structures	\$10.00	
Moving Building/Structures [shed]	\$20.00	\$25.00
<b>Moving Building/Structures [garage/house]</b>		\$50.00
Subdivision Fee	\$300.00	\$300 + postage for notices
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Violation of Zoning regulations	\$100.00	
<b>Amendment to Redevelopment Plan to TIF Project</b>		\$500 + postage for notices



## AGENDA ITEM REQUEST FORM

Anyone wishing to place an item on the City Council agenda must complete this form. The completed form must be submitted to the City Clerk, City of St. Paul, 704 6<sup>th</sup> Street, St. Paul, NE 68873 no later than Noon on the Wednesday prior to the City Council meeting. If the Wednesday prior to the City Council meeting is a holiday, the deadline is noon on the previous day. The City Council generally meets at 7:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month.

City Council Meeting Date: 9-16-2024

Requested Agenda Item: Review Subdivision Lot Pricing

Please state your Agenda Item (please be specific, providing documentation if available):

Review lot buydown calculation

What action do you want the City Council to take? Approve or Deny using calculation to sell lots

Will this project/item require City funding? YES \_\_\_ NO  If so, how much? \_\_\_\_\_

Name (please print): Parker Klingensmith SPDC

Name (signature): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

.....  
*For City Official Use Only*

\_\_\_ Added to City Council Agenda. Date of City Council meeting: \_\_\_\_\_

\_\_\_ Referred to City Council Committee for Recommendation

City Council Action Taken: \_\_\_\_\_

City Funds Authorized: \_\_\_\_\_

**St. Paul  
Middle Loup Subdivision**

TIF buydown caclulation

**Assumptions**

Tax Levy :	1.92597
Interest Rate	5%
Valuation Increment Amount	\$50,000

**TIF Calculation per Incremental Amount**

Increment	\$50,000
Annual TIF	\$963
Less 1% Treasurer Fee	\$953
Total TIF (15 yrs)	\$14,300
Present Value	\$9,977



to me

Parker – yes, last year we came up with a TIF Buydown calculation, which figured that basically for every \$50,000 of valuation decrease in final valuation, you will lose \$14,300 in TIF over that period. So the thought was that if a buyer was supposed to hit a minimum valuation of \$500,000 but they were only comfortable promising a minimum valuation of \$400,000, then they could pay an additional \$28,600 on the purchase price and that would roughly even out.

I would note that was a gross number, without any interest rate figured on it. Since the project was ultimately approved figuring a 5% interest rate on all the TIF calculations, you should do the same on the buyout. So, \$14,300 today is worth roughly \$9,977 received over the 15 year TIF period:

5. TIF Buydown Calculation		
	Value	Taxes
Increment	\$50,000	\$962.99
Annual TIF	\$963	
Less 1% Treasurer Fee	\$953	
Total TIF (15 yrs)	\$14,300	
PV @ 5%		\$9,977

So, it would essentially be a wash if you give the buyer a \$9,977 reduction in the purchase price, but they agree to increase the minimum valuation by \$50,000 (and pay any deficiency payments when due during the 15-year TIF period). I can look at this and come up with a more precise formula if you want, but that is the general amounts that should even out. Let me know if you have any questions. Thanks.

CLINE WILLIAMS

ANDREW R. WILLIS  
CLINE WILLIAMS WRIGHT JOHNSON & OLDFATHER, L.L.P.

**Connie Beck**

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**From:** St Paul Development Corporation <stpauldevcorp@gmail.com>  
**Sent:** Thursday, September 12, 2024 10:30 AM  
**To:** Connie Beck  
**Subject:** Agenda Item Request  
**Attachments:** 20240912105227906.pdf

Hey Connie,  
We had our board meeting this morning, that is why I am just getting this request to you now. If you could add this to the agenda that would be great. It is the buy down calculation that attorney Willis has sent me to review. It will help determine the sale price of the subdivision lots.

Thanks,  
**Parker Klinginsmith**  
*St. Paul Economic Development Director*  
308-754-2181

# AGENDA ITEM REQUEST FORM

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City Council Meeting Date: Sept 16, 2024

Requested Agenda Item: Start process to condemn home located at 1122 7<sup>th</sup> St Owner Brad Lassen

Please state your Agenda Item (please be specific, providing documentation if available):

Home at 1122 7<sup>th</sup> St had fire in it last Jan.

What action do you want the City Council to take? Condemn to be destroyed

Will this project/item require City funding? YES \_\_\_ NO \_\_\_ If so, how much? Potentially

Name (please print): Dan Howard

Name (signature): [Signature]

Address: 514 Grand Street

Phone Number: 309-754-9112

*For City Official Use Only*

Added to City Council Agenda. Date of City Council meeting: \_\_\_\_\_  
 Referred to City Council Committee for Recommendation

City Council Action Taken: \_\_\_\_\_

City Funds Authorized: \_\_\_\_\_

## Article 4. Unsafe Buildings

### § 9-401 UNSAFE BUILDINGS; DEFINITION.

The term "unsafe building" as used in this Article is hereby defined to mean and include any building, shed, fence, or other man-made structure (a) which is dangerous to the public health because of its condition, and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures; (b) which because of faulty construction, age, lack of proper repair, or any other cause is especially liable to fire and constitutes or creates a fire hazard; (c) which by reason of faulty construction or any other cause is liable to cause injury or damage by the collapse or fall of all or any part of such structure. Any such unsafe building in the Municipality is hereby declared to be a nuisance.

### § 9-402 UNSAFE BUILDINGS; PROHIBITION.

It shall be unlawful to maintain or permit the existence of any unsafe building in the Municipality and it shall be unlawful for the owner, occupant, or person in custody of any dangerous building to permit the same to remain in an unsafe condition or to occupy such building or permit it to be occupied while it is in an unsafe condition.

### § 9-403 UNSAFE BUILDINGS; DETERMINATION AND NOTICE.

Whenever the building inspector, the fire official, the health official, Board of Health, or the Governing Body shall be of the opinion that any building or structure in the Municipality is an unsafe building, he shall file a written statement to this effect with the Municipal Clerk. The Clerk shall thereupon cause the property to be posted accordingly, and shall file a copy of such determination in the office of the County Register of Deeds, and shall serve written notice upon the owner thereof, and upon the occupant thereof, if any, by certified mail or by personal service. Such notice shall state that the building has been declared to be in an unsafe condition; and that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it; and that the condition must be remedied within sixty (60) days from the date of receipt. Such notice may be in the following terms:

"To \_\_\_\_\_ (owner-occupant of premises) of the premise known and described as \_\_\_\_\_.

"You are hereby notified that \_\_\_\_\_ (describe building) on the premises above mentioned has been determined to be an unsafe building and a nuisance after inspection by \_\_\_\_\_. The causes for this decision are \_\_\_\_\_ (here insert the facts as to the dangerous condition).

"You must remedy this condition or demolish the building within sixty (60) days from the date of receipt of this notice or the Municipality will proceed to do so. Appeal of this determination may be made to the Governing Body, acting as the Board of Appeals, by filing with the Municipal Clerk within ten (10) days from the date of receipt of this notice a request for a hearing."

If the person receiving the notice has not complied therewith or taken an appeal from the determination of the officer or employee finding that a dangerous building exists within ten (10) days from the time when this notice is served upon such person by personal service or certified mail, the Building Inspector may, upon orders of the Governing Body, proceed to remedy the condition or demolish the unsafe building.

### § 9-404 UNSAFE BUILDINGS; HEARING AND APPEAL.

Upon receiving the notice to repair or demolish the building, the owner of the building, within the time stipulated, may in writing to the Municipal Clerk request a hearing before the Governing Body, sitting as the Board of Appeals, to present reasons why the building should not be repaired or demolished. The Governing Body shall grant such hearing within ten (10) days from the date of receiving the request. A written notice of the Governing Body's decision following the hearing shall be sent to the property owner by certified mail. If the Governing Body rejects the appeal, the owner shall have five

(5) days from the sending of the decision to begin repair or demolition and removal. If after the five (5) day period the owner has not begun work, the Governing Body shall proceed to cause such work to be done; Provided, the property owner may appeal such decision to the appropriate court for adjudication during which proceedings the decision of the Governing Body shall be stayed. Where the Municipality has not adopted a building code, the statutes of Nebraska relating to bonded indebtedness and collection of delinquent taxes shall apply.

#### **§ 9-405 UNSAFE BUILDINGS; EMERGENCY.**

Where any unsafe building or structure poses an immediate danger to the health, safety, or general welfare of any person or persons, and the owner fails to remedy the situation in a reasonable time after notice by the Building Inspector to do so, the Municipality may summarily repair or demolish and remove such building or structure.

#### **§ 9-406 UNSAFE BUILDINGS; SPECIAL ASSESSMENTS.**

In case the owner of any building or structure shall fail, neglect, or refuse to comply with notice by or on behalf of the Municipality to repair, rehabilitate, or demolish and remove a building or structure which is unsafe and a public nuisance, the Municipality may proceed with the work specified in the notice to the property owner. A statement of the cost of such work shall be transmitted to the Governing Body, which is authorized to levy the cost as a special assessment against the land. Such special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessments. (Ref. 18-1720, 18-1722, 18-1722.01, 77-1725 RS Neb.)



Parcel Information	
<b>Parcel ID:</b>	471010258
<b>Map Number</b>	471010258
<b>State Geo Code</b>	2917-00-0-11001-004-0024
<b>Cadastral #</b>	
<b>Images</b>	<a href="#">Photo #1</a> <a href="#">Photo #2</a> <a href="#">Photo #3</a> <a href="#">Sketch #1</a> <a href="#">Document #1</a> <a href="#">Document #2</a>
<b>Current Owner:</b>	LASSEN, BRAD L 118 5TH ST SAINT PAUL, NE 68873-2410
<b>Situs Address:</b>	1122 7TH ST ST PAUL
<b>Tax District:</b>	1
<b>School District:</b>	ST PAUL SCH DIST #1, 47-0001
<b>Account Type:</b>	Residential
<b>Legal Description:</b>	LOT 12 BLOCK 4 OT ST PAUL
<b>Lot Width:</b>	44.00
<b>Lot Depth:</b>	132.00
<b>Total Lot Size:</b>	5808.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2024	\$17,342	\$12,342	\$5,000	\$0
2023	\$49,953	\$12,342	\$0	\$37,611

Yearly Tax Information		
Year	Amount	Levy
2023	\$886.36	1.885677

2023 Tax Levy	
Description	Rate
COUNTY GENERAL	0.15977100
ST PAUL SCH DIST #1	0.98084400
ST PAUL SCH #1 BOND 2009	0.06266000
ST PAUL CITY	0.51563900
LOWER LOUP NRD #1	0.03617000
LOUP BASIN RECL#1	0.02747300
AG SOCIETY	0.00318000
HISTORICAL SOCIETY	0.00084000
CENTRAL COMM-COLLEGE	0.08539100
ED SERVICE UNIT #10	0.01370900

5 Year Sales History
No previous sales information is available (for the past 5 years).



Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Residential	<b>City Size:</b>	800-2,500
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Property Notes	
Date	Note

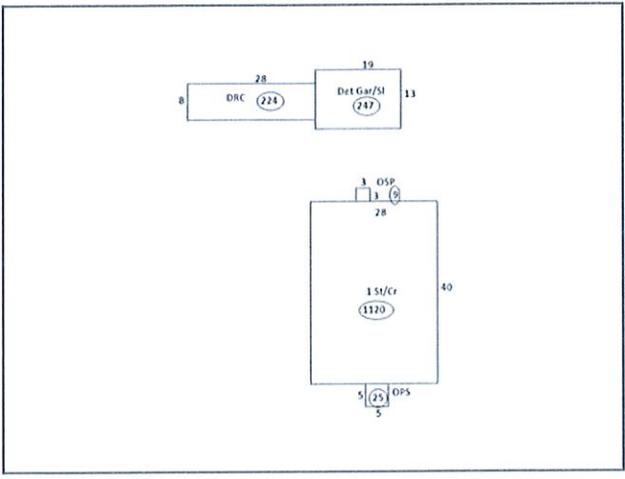
Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size
44.00	132.00	UNPAVED ADJUSTMENT	5808.00 sq ft

Residential Datasheet			
<b>Zoning:</b>	Single Family	<b>Quality:</b>	
<b>Year Built:</b>	0	<b>Condition:</b>	N/A
<b>Exterior:</b>	N/A	<b>Style:</b>	N/A
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.00
<b>Plumbing Fixtures:</b>	0	<b>Heating/Cooling:</b>	
<b>Basement Size:</b>	0 sq. ft	<b>Min Finish:</b>	0 sq. ft
<b>Building Size:</b>	0 sq. ft	<b>Part Finish:</b>	0 sq. ft

Dwelling Data			
Description	Units	Value	

Outbuilding Data			
Description	Units	Year Built	Cost
GARAGE & HOUSE	1		\$5,000

Photo/Sketch









Councilman Kowalski introduced the following resolution and moved its adoption:

RESOLUTION 2024-12

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, that:

1. The City Council hereby directs the sale by the City of St. Paul, Nebraska of surplus personal property described as follows, to-wit:

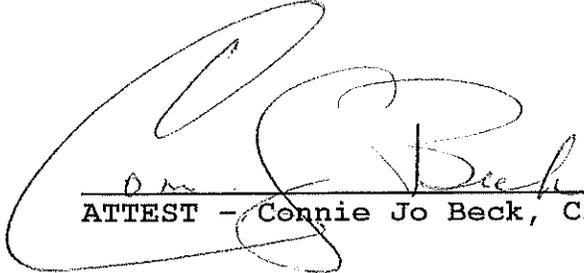
- 1969 Chevrolet Model CE5 (White Dump Truck) ID:CE539J820194;
- 1975 Ford Model #F501C (Bucket Truck - Yellow) ID:F50CVV61006;
- ~~XX~~
- 1986 Chevrolet Model C10 (1/2 ton Truck - Red) VIN:1GCEC14N3GJ117083;
- 1992 Ford Model #LT800F (Dump Truck - Yellow) VIN:1FDYU82A9NVA22533;
- Bobcat / Skid Steer Soft Cab (older model);
- Concrete Saw: Make: Target;
- Salt Spreader (older model);
- Sickle Bar Mower (older model);
- Manure Spreader (older model); and
- 3 Point Shredder: Cimмерon

in the following manner and on the following terms: The sale shall be by on-line bidding through BIG IRON; there will be no reserve bidding. The City of St. Paul items listed above will be on August 28, 2024. The sale shall be for cash. The sale will end on September 11, 2024.

2. The Clerk shall cause notice of the sale and terms of the sale to be posted pursuant to Neb Rev Stat 17-503.02. It has been determined that the fair market value of such property is less than \$5,000; and notice of the sale of such property will be posted in three (3) prominent places within the City for a period of not less than seven (7) days prior to the sale in accordance with Neb Rev Stat 17-503.01.

Passed and approved this 1<sup>st</sup> day of July 2024.

  
\_\_\_\_\_  
Mike Feeken, Mayor

  
\_\_\_\_\_  
ATTEST - Connie Jo Beck, City Clerk/Deputy Treasurer

## BigIron

PO Box 266 | 213 Beaver St  
 St Edward, NE 68660-0266  
 18009373558  
 Fax: 402-678-2511

City of St. Paul  
 704 6th St  
 Saint Paul, NE 68873-2015

## Settlement

S2090111  
 Wed, Sep 11, 2024

Day: 308-750-5843  
[mhelzer@cityofstpaulne.org](mailto:mhelzer@cityofstpaulne.org)  
 Bidder Number: 796423

Each item on your settlement statement has a unique PAYMENT CODE for your protection. Before you release an item to a buyer, ensure that the buyer presents an invoice with the identical PAYMENT CODE. If a buyer is attempting to pick up an item without an invoice, or the invoice does not contain the PAYMENT CODE, please call BigIron Customer Service at 1-800-937-3558.

## Sep 11, 2024 - Equipment Auction

### City of St. Paul

Lot	Description	Amount
-----	-------------	--------

#### KU3750



#### 7'x4' Pull-Type Electric Salt Spreader

7'x4' Pull-Type Electric Salt Spreader, 2" Ball Hitch, 120V Electric Motor, Strobe Light, 245/75R16 Tires  
 PAYMENT CODE: L22GBW7C

\*\*\* ITEM NOT PAID \*\*\*

Proceeds

\$21.00

Commission: \$50 minimum.

(\$50.00)

Net Proceeds:

(\$29.00)

Bidder: Ed Thompson, Saint Paul, NE, Day: 308-750-9205, [eed1956.et@gmail.com](mailto:eed1956.et@gmail.com)  
 Bidder Number: 437103

#### KU3751



#### Ryan 12'x5' Pull-Type Manure Spreader

Ryan 12'x5' Pull-Type Manure Spreader, Pin Hitch, 540 pto, Chain Belt, Rear Drum Spreader, 8.25-20 Tires  
 PAYMENT CODE: PD48RXVU

\*\*\* ITEM NOT PAID \*\*\*

Proceeds

\$751.00

Commission: 12%.

(\$90.12)

Net Proceeds:

\$660.88

Bidder: Scott Potthoff, Shickley, NE, Day: 402-759-2186, [scottpotthoff@gmail.com](mailto:scottpotthoff@gmail.com)  
 Bidder Number: 38064

#### KU3752



#### John Deere 8' Sickle Mower

John Deere 8' Sickle Mower, 3-Pt Attach, 540 pto, Manual Blade Lower, SN: 249108E  
 PAYMENT CODE: MCIVWDBI

\*\*\* ITEM NOT PAID \*\*\*

Proceeds

\$410.00

Commission: 25%.

(\$102.50)

Net Proceeds:

\$307.50

Bidder: Shelby Schroeder, Elm Creek, NE, Day: 308-440-2192, [crtimmons@live.com](mailto:crtimmons@live.com)  
 Bidder Number: 5333

#### KU3753



#### 1992 Ford LT8000F T/A Dump Truck w/Front Blade Bracket

1992 Ford LT8000F T/A Dump Truck w/Front Blade Bracket, 178,809 miles showing, Title Will Be Marked Miles Exempt, 474 hp, Ford 7.8L Turbo Diesel Engine, Roadranger 8-Speed Manual Transmission w/H/Lo, Hydraulic Dump Box, Box is 12'x8'x3.5', Dual Fuel Tanks, Strobe Lights, Radio, Front 3-Pt w/SCV, Service Records, 11R22.5 Front Tires, 10R22.5 Rear Tires, NOTE: Engine knocks, Batteries are dead, VIN: 1FDYU82A9NVA22533  
 PAYMENT CODE: UCTBAWVY

\*\*\* ITEM NOT PAID \*\*\*

Proceeds

\$1,500.00

Commission: 12%.

(\$180.00)

Net Proceeds:

\$1,320.00

Bidder: Joe Matteo, Boone, IA, Day: 515-230-2635, [fst90stang2003@yahoo.com](mailto:fst90stang2003@yahoo.com)  
Bidder Number: 793665

**KU3754**



**John Deere HD10 10' 3-Pt Rotary Mower**

John Deere HD10 10' 3-Pt Rotary Mower, 3 Gear Boxes, 540 pto, Dual Blade, Dual Rear Solid Gauge  
Wheels, SN: 17057124  
PAYMENT CODE: 4RNGWQJT

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds  
Commission: 12%.

\$675.00  
(\$81.00)  
\$594.00

Net Proceeds:

Bidder: David Herbig, St Paul, NE, Mobile: 13087501289, [herbigdavid26@gmail.com](mailto:herbigdavid26@gmail.com)  
Bidder Number: 530499

**KU3755**



**1975 Ford F500 S/A Bucket Truck**

1975 Ford F500 S/A Bucket Truck, 3,902 Hrs Showing, 45,286 miles showing, Title Will Be Marked Miles  
Exempt, Ford 8-Cylinder Gas Engine, 4-Speed Manual Transmission, Heat, Radio, Utility Box, 300lbs  
Manlift Capacity, Hydraulic Controls, 8.25-20 Tires, Rear Duals, NOTE: Unit will need batteries replaced,  
VIN: F50CVV61006  
PAYMENT CODE: M3PFLLDP

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds  
Commission: 12%.

\$5,103.00  
(\$612.36)  
\$4,490.64

Net Proceeds:

Bidder: Ed Thompson, Saint Paul, NE, Day: 308-750-9205, [eet1956.et@gmail.com](mailto:eet1956.et@gmail.com)  
Bidder Number: 437103

**KU3757**



**1969 Chevrolet C50 S/A Dump Truck**

1969 Chevrolet C50 S/A Dump Truck, 27,180 miles showing, Title Will Be Marked Miles Exempt, 845 Hrs  
Showing, GM 350 Gas Engine, 5-Speed Manual Transmission, Heat, Hydraulic Dump Box 10'x8', 9.00-20  
Tires, w/ Rear Duals, NOTE: 1 Flat Tire on Split Rim, Master Cylinder Leak, VIN: CE539J820194  
PAYMENT CODE: LMF800KN

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds  
Commission: 12%.

\$1,600.00  
(\$192.00)  
\$1,408.00

Net Proceeds:

Bidder: Gary Ogle - Ogle Farm, Dawson, NE, Day: 423-280-3106, [gogle@earthlink.net](mailto:gogle@earthlink.net)  
Bidder Number: 722439

**KU3758**



**1986 Chevrolet C10 Custom Deluxe 2WD Pickup**

1986 Chevrolet C10 Custom Deluxe 2WD Pickup, 46,071 miles showing, Title Will Be Marked Miles  
Exempt, Not Actual Miles, GM 4.3L V8 Gas Engine, 4-Speed Manual Transmission, Heat, Service Boxes,  
Manual Windows, Radio, Strobe Light, 235/75R15 Tires, NOTE: Head Gasket Leak, Clutch is out, VIN:  
1GCEC14N3GJ117083  
PAYMENT CODE: 4U3EMH58

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds  
Commission: 12%.

\$700.00  
(\$84.00)  
\$616.00

Net Proceeds:

Bidder: Michael Peters - Bush Sports Turf, Milan, IL, Day: 309-314-5200, [michael@bushturf.com](mailto:michael@bushturf.com)  
Bidder Number: 799763

**KU3759**



**Target Concrete Saw**

Target Concrete Saw, Wisconsin Gas Engine, Solid Caster Wheels, Manual Controls, NOTE: Unit is NOT  
OPERATIONAL DAY OF LISTING  
PAYMENT CODE: XFLIYIJO

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds  
Commission: \$50 minimum.

\$80.00  
(\$50.00)  
\$30.00

Net Proceeds:

Bidder: Kevin Jauken, Bertrand, NE, Day: 308-651-0654, [86k10@charter.net](mailto:86k10@charter.net)  
Bidder Number: 41965

KU3760

**Bobcat Skid Steer Cab Covers**



Bobcat Skid Steer Cab Covers, 5-Pcs  
PAYMENT CODE: PWUQKVRJ

**\*\*\* ITEM NOT PAID \*\*\***

Proceeds

\$94.00

Commission: \$50 minimum.

(\$50.00)

Net Proceeds:

\$44.00

Bidder: Todd Buettner - Tb Farms, Primrose, NE, Day: 308-750-5214, [tbuettner1@hotmail.com](mailto:tbuettner1@hotmail.com)  
Bidder Number: 17614

Proceeds:	\$10,934.00
Commissions:	(\$1,491.98)
Lien Search Fee	(\$75.00)
Total:	\$9,367.02
Balance Due:	\$9,367.02

Thank you for using BigIron Online Auctions. If you have any questions, please contact our office at 1-800-937-3558. Click here to [contact us](#). Or, email us at [customer.service@bigiron.com](mailto:customer.service@bigiron.com).

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CITY OF SAINT PAUL  
704 6<sup>TH</sup> STREET  
SAINT PAUL, NEBRASKA 68873

NOTICE OF TIME AND PLACE OF  
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, NEBRASKA, WILL BE HELD **THURSDAY, SEPTEMBER 19, 2024** **BEGINNING AT 1:30 P.M.** IN THE CITY COUNCIL CHAMBERS. THIS MEETING WILL BE OPEN TO THE PUBLIC. AN AGENDA FOR SUCH MEETING IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY CLERK AT THE CITY UTILITIES OFFICE. THE PURPOSE OF THE MEETING IS REGARDING A MIDDLE LOUP RIVER SUBDIVISION PROGRESS MEETING. POSTED THIS 5TH DAY OF SEPTEMBER 2024.



CONNIE JO BECK  
CITY CLERK/DEPUTY TREASURER

Post in four (4) public places:

- City Utility Office
- US Post Office
- Citizens Bank & Trust
- Howard County Court House (lower level)

DATE  
August 2024

City of St. Paul  
Receipts

Date	From	Account	Description & Breakdown	Amount	
8/5/2024	Wisconsin Phy Serv		HCCLAIMPMT	574.65	ACH
8/5/2024	City of St Paul-C Hamilton	paving	Prin \$36.00 Int \$4.00	40.00	
8/6/2024	City of St Paul-Dora Johnson	paving	Prin \$182.89 Int \$17.11	200.00	
8/8/2024	State Of NE		Aug 2024 Hwy Alloc	32,991.66	ACH
8/9/2024	State of NE	Grant	Police Overtime	1,600.00	
8/12/2024	State of NE		SRF Fds expended 100%	51,401.00	ACH
12-Aug	Howard Co. Treasurer	VP Bond	Collections	3,317.54	
8/12/2024	Howard Co. Treasurer		Collections	22,305.81	
			General \$ 3,504.35		
			Fire 719.02		
			Police 7,729.43		
			Cemetery 539.26		
			Pool 1,797.54		
			Park 1,438.04		
			Rec 179.75		
			Library 1,977.30		
			Senior Center 179.75		
			Streets 4,241.37		
8/13/2024	City of St Paul-GCA Days Committee	reimbursement	cost of fireworks display	1,235.00	
			LARM Ins & 50% port-a-potty cost		
8/14/2024	BCBSNE		St Paul Rescue Service	146.60	ACH
8/16/2024	State of NE		956 13th Ave	58.80	ACH
8/16/2024	Quick Med Claims LLC		St Paul Rescue Service	671.37	ACH
8/22/2024	5/3 Bankcard Sys		USO*St Paul Rescue Serv	183.13	ACH
8/23/2024	Wisconsin Phy Serv		HCCLAIMPMT	879.21	ACH
8/27/2024	City of St Paul-American Tower`		Tower Lease by North Yds	650.00	
8/27/2024	City of St Paul-LARM	Supplement pymt	Roof Repair Reimbursemt	0.09	
8/29/2024	Wisconsin Phy Serv		HCCLAIMPMT	412.60	ACH
8/29/2024	City of St Paul-Charter Communications		Franchise Fee	4,264.06	
8/30/2024	Pay Plus		St Paul Rescue Service	106.04	ACH

DATE  
August 2024

City of St. Paul  
Receipts

8/30/2023	Homestead Bank Interest on 300100027			1,123.43	
Other Accounts:					
8/2/2024	City Office - State of Nebraska - to Light 300-504-981 - North Yards Rent			250.00	
8/12/2024	City Office - St. Paul Keno to Keno 300-504-409			6,081.82	
	City Office - U-Betcha Auto payment to Sales Tax 300-504-420				
	City Office - Herv's Transmission payment to Sales Tax 300-504-420				
	City Office - L & M Enterprises payment to Sales Tax 300-504-420				
8/20/2024	City Office- Teresa's Floral to REDLG 300-301-465		Prin \$261.34 Int \$10.14	271.48	
8/5/2024	City Office - Vogel payment to REDLG 300-301-465		Prin \$1228.37 Int \$22.63	1,251.00	
	City Office - Howard County Medical Center payment to REDLG 300-301-465				
	City Office - C. Hamilton payment to P.I. 300-504-681				
	City Office - Starkey payment to P.I. 300-504-684				
8/20/2024	City Office - Bed Head Coffee payment to Sales Tax 300-504-420		Prin \$505.29 Int \$144.71	650.00	
	City Office - Alice Osterman payment to P.I. 300-504-684				
	City Office - Northrup's payment to Sales Tax 300-504-420				
	City Office - Creative Hands payment to Sales Tax 300-504-420				
	City Office - Escape Tanning payment to Sales Tax 300-504-420				
	City Office - Secure Storage payment to P.I. 300-504-684				
8/20/2024	City Office - County Cage payment to Sales Tax 300-504-420		Prin \$480.92 Int \$94.08	575.00	
8/9/2024	City Office - Bootlegger payment to REDLG 300-301-465	REDLG	Prin \$1332.30 Int \$96.32	1,428.62	
8/9/2024	City Office - Bootlegger payment to Sales Tax 300-504-420	LB840	Prin \$1514.42 Int \$56.96	1,571.38	
8/9/2024	City of St Paul- Park Improvements 772-682		Aluminum cans	289.25	
8/12/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8652			320.38	
8/12/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8655			981.09	
8/12/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8659			681.19	
8/21/2024	City of St Paul-State of NE 300-504-420		June 2024 City Sales Tax	59,435.32	ACH
8/30/2024	Homestead Bank - Interest on City Sales Tax Checking 300-300-277			61.51	
8/30/2024	Homestead Bank - Interest on St. Paul Civic Center Checking 300-300-749			0.20	
8/30/2024	Homestead Bank - Interest on City REDLG 300-301-465			133.03	
8/30/2024	Homestead Bank - Interest on American Rescue Plan (ARP) Funds 300-303-057			0.00	
8/30/2024	Homestead Bank - Interest on Water MMDA 300-504-189			10.37	
8/30/2024	Homestead Bank - Interest on Keno MMDA 300-504-409			48.59	
8/30/2024	Homestead Bank - Interest on Sales Tax P.I. 300-504-420			254.25	

DATE  
August 2024

City of St. Paul  
Receipts

8/30/2024	Homestead Bank - Interest on Pool Construction MMDA 300-504-442		17.48
8/30/2024	Homestead Bank - Interest on General Equipment Sinking MMDA 300-504-805		0.00
8/30/2024	Homestead Bank - Interest on Sewer & Building Equipment Fund MMDA 300-504-849		24.20
8/30/2024	Homestead Bank - Interest on Police Equipment Fund MMDA 300-504-860		20.43
8/30/2024	Homestead Bank - Interest on Senior Center Fund MMDA 300-504-882		10.49
8/30/2024	Homestead Bank - Interest on Brick Account MMDA 300-504-915		2.55
8/30/2024	Homestead Bank - Interest on Library Maintenance Reserve MMDA 300-504-970		3.56
8/30/2024	Homestead Bank - Interest on Light Sinking Fund MMDA 300-504-981		6.53
8/30/2024	Homestead Bank - Interest on Fire Sinking Fund MMDA 300-504-992		9.41
8/30/2024	Homestead Bank - Interest on EMT Sinking Fund MMDA 300-505-003		9.93
8/30/2024	Homestead Bank - Interest on Street Sinking Fund MMDA 300-505-014		14.99
8/30/2024	Homestead Bank - Interest on Park Equipment Sinking Fund MMDA 300-505-025		14.57
8/30/2024	Homestead Bank - Interest on TIF Projects MMDA 300-505-036		3.54
8/30/2024	Homestead Bank - Interest on St. Paul Elmwood Cemetery Foundation 300-505-168		6.17
8/30/2024	Homestead Bank - Interest on Civic Center Sinking Fund MMDA 300-505-179		2.30
8/30/2024	Homestead Bank - Walk/Bike Trail Savings 300054827 - quarterly interest		0.00
8/30/2024	Citizens Bank & Trust - Interest on Cafeteria 125 102407		38.98
8/30/2024	Citizens Bank & Trust - Interest on Health Deductible 102482		107.84
8/30/2024	Citizens Bank & Trust - Interest on Cemetery Savings 753122		0.00
8/30/2024	Citizens Bank & Trust - Interest on Sales Tax Infrastructure 102342		235.66
8/30/2024	Citizens Bank & Trust - Interest on Sales Tax Fire Station Proceeds 103667		272.47
8/30/2024	Citizens Bank & Trust - Interest on Sales Tax Fire Station Construction 103683		352.22
8/30/2024	Citizens Bank & Trust - Interest on City Park Aluminum Improvement Savings 772682		0.00
8/30/2024	Citizens Bank & Trust - Interest on Light ICS MMA 103217		2,030.20
8/30/2024	Citizens Bank & Trust - Interest on Water ICS MMA 103225		1,995.47
8/30/2024	Citizens Bank & Trust - Interest on Sewer ICS MMA 103241		1,921.49
8/30/2024	Citizens Bank & Trust - Interest on General ICS MMA 103209		3,306.74
8/30/2024	Citizens Bank & Trust - Interest on Building Sinking ICS MMA 103233		69.92
8/30/2024	Citizens Bank & Trust - Interest on Firemen ICS MMA 103268		52.19
8/30/2024	Citizens Bank & Trust - Interest on Ambulance ICS MMA 103276		293.41
8/30/2024	Citizens Bank & Trust - Interest on Park ICS MMA 103284		173.41
8/30/2024	Citizens Bank & Trust - Interest on Police ICS MMA 103292		10.15
8/30/2024	Citizens Bank & Trust - Interest on Keno ICS MMA 103314		152.23
8/30/2024	Citizens Bank & Trust - Interest on Streets ICS MMA 103349		4,556.29

DATE  
August 2024

City of St. Paul  
Receipts

8/30/2024	Citizens Bank & Trust - Interest on Library ICS MMA 103365		64.93
8/30/2024	Citizens Bank & Trust - Interest on Senior Center ICS MMA 103373		93.64
8/30/2024	Citizens Bank & Trust - Interest on Red Leg ICS MMA 103381		383.52
8/30/2024	Citizens Bank & Trust - Interest on Pool ICS MMA 103438		145.40
8/30/2024	Citizens Bank & Trust - Interest on Elmwood Cemetery ICS MMA 103446		243.83
8/30/2024	Citizens Bank & Trust-Int. on 25% Sales Tax Infrastructure ICS 102342		779.90
8/30/2024	Citizens Bank & Trust-Interest on City Sales Tax ICS 103462		53.36
8/30/2024	Citizens Bank & Trust-Interest on Health Deductible Account 102482		396.39
8/30/2024	Heritage Bank - Interest on MMDA 411025		890.74
8/30/2024	NPAIT-Interest on Light Funds 23251-101		2,209.74
8/30/2024	NPAIT-Interest on Water Funds 23251-102		731.74
8/30/2024	NPAIT-Interest on General Funds 23251-104		2,209.74
8/30/2024	NPAIT-Interest on Sewer Funds 23251-106		976.24
8/30/2024	NPAIT-Interest on Fire Funds 23251-107		417.23
8/30/2024	NPAIT-Interest on Ambulance 23251-108		732.67
8/30/2024	NPAIT-Interest on Park Funds 23251-109		446.39
8/30/2024	NPAIT- Interst on Library Funds 2351-110		242.58
8/30/2024	NPAIT-Interest on Keno Funds 23251-111		490.08
8/30/2024	NPAIT-Interest on REDLG Funds 23251-112		242.58
8/30/2024	NPAIT-Interest on (NEW) Fire Station 23251-201		7,890.72
8/30/2024	NE Class-Interest on Lights 01-0005-0001		3,436.07
8/30/2024	NE Class-Interest on Water 01-0005-0002		1,061.65
8/30/2024	NE Class-Interest on Sewer 01-0005-0003		1,395.84
8/30/2024	NE Class-Interest on General 01-0005-0004		3,171.08
8/30/2024	NE Class-Interest on Street 01-0005-0005		197.29
8/30/2024	NE Class-Interest on Fire 01-0005-0006		144.36
8/30/2024	NE Class-Interest on Police 01-0005-0007		72.18
8/30/2024	NE Class-Interest on Fire Station Construction 01-0005-0008		0.00
8/30/2024	NE Class-Interest on Cemetery 01-0005-0009		125.11
8/30/2024	NE Class-Interest on Ambulance 01-0005-0010		567.81
8/30/2024	NE Class-Interest on Park 01-0005-0011		211.73
8/30/2024	NE Class-Interest on Library 01-0005-0012		187.67
8/30/2024	NE Class-Interest on Keno 01-0005-0013		178.04
8/30/2024	NE Class-Interest on Sales Tax 01-0005-0014		582.25

DATE  
August 2024

City of St. Paul  
Receipts

8/30/2024	NE Class-Interest on 25% Infrastructure 01-0005-0015			346.28	
8/30/2024	NE Class-Interest on Sales Tax (Fire Station) 01-0005-0016			0.00	
8/30/2024	NE Class-Interest on REDLG 01-0005-0017			81.80	
8/30/2024	NE Class-Interest on ARPA 01-0005-0018			0.00	
8/30/2024	NE Class-Interest on Building Sinking fund 01-0005-0019			115.49	
8/30/2024	NE Class-interest on Swimming Pool 01-0005-0020			72.18	
8/30/2024	NE Class-Interest on Senior Center 01-0005-0021			96.24	
8/30/2024	NE Class-Interest on Health Deductible 01-0005-0022			569.81	