

# Agenda Packet

## NORFOLK PLANNING COMMISSION

Tuesday, April 18, 2023  
7:30 a.m.

Created 4/12/2023 3:32 PM

**NOTICE OF MEETING  
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Tuesday, April 18, 2023, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5<sup>th</sup> Street, Norfolk, Nebraska during normal business hours.

AGENDA  
NORFOLK PLANNING COMMISSION  
April 18, 2023

CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the March 21, 2023 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing to consider the "Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project."
7. Consideration of recommendation of the "Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project." **Motion**

PLATS/SUBDIVISIONS

WAIVERS

8. Consideration of recommendation of a sidewalk waiver requested by Trevor and Elizabeth Osten for property located at 3414 W. Nucor Road. **Motion**

OTHER BUSINESS

9. March 2023 Building Permit Report
10. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

## PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 21st day of March, 2023, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Kayla Ramsay, Chad Bryant, Dirk Waite, Brandon Franklin, Kaycee Kube, Martin Griffith, Jacob Thone, and Cody Ronnfeldt. Absent: Dan Spray,

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Anna Allen, Assistant City Engineer; Melissa Figueroa, Business Resource Specialist; Randy Gates, Finance Officer; Gary Bretschneider, Housing Director; and Katelyn Palmer.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Vice-Chair Waite called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

### Current Business

Commissioner Griffith moved, seconded by Commissioner Thone to approve the full agenda.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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Commissioner Griffith moved, seconded by Commissioner Bryant to approve the March 7, 2023 meeting minutes.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

## Public Hearings

### Public Hearing

#### Redevelopment Plan for the Kensington Building Redevelopment Project

Vice-Chair Waite opened the public hearing at 7:31 a.m. to consider the Redevelopment Plan for the Kensington Building Redevelopment Project.

Randy Gates, Finance Officer, explained that the project site consists of about one acre at the northeast corner of Norfolk Avenue and 4<sup>th</sup> Street. The project will consist of the restoration and redevelopment of the Kensington apartment building into a boutique hotel with approximately 62 rooms, restaurant, 2,700 square feet of meeting space, a fitness room, and a business center. The developer intends to purchase the property from the Norfolk Housing Agency and preserve the historic façade. Fourth Street, in front of the building, will be reconfigured with a drop-off lane. Additional changes to traffic include landscaping, and improvements to sidewalks, curb and gutter. Total cost for the eligible improvements is about \$2.6 million. The total project cost is right over \$14 million. The redeveloper is requesting TIF of \$1,950,000. Without TIF, the projected ROI ranged from -.7% to 6.4% over the first five years following stabilization. With TIF, the projected ROI ranged from -1.2% to 10.3%. The Comp. Plan shows the area as mixed use and the project fits within that description. The property is zoned C-2, Central Business District, and no re-zoning is necessary.

Andrew Willis, representing HCI, explained that the project renovates and reserve a historic building and re-develops and re-uses it in a way that is beneficial to both the redevelopment team and to the city. The keys of the project are renovation of the building, public improvements on the street, and reconfiguring the drop-off lane. The goal is to begin construction this year and finish the project by early 2025.

Alexcia Bogs, HCI, spoke in favor of the project.

Vice-Chair Waite asked if they had worked with the Housing Authority to relocate the past tenants. Willis confirmed that all tenants have been relocated and there are currently no tenants living there.

Vice-Chair Waite inquired about the parking. Willis explained that the plan is to purchase the adjacent parking lot from the City for \$1 to use for parking. The City would retain the option to buy it back for the dollar. There would be enough spots for the hotel, but if they needed additional City parking, they would have the option to reacquire the lot. As long as it stays a hotel, that is the plan. Commissioner Ronnfeldt asked if it can be used as public parking or if it is strictly for the hotel. Willis noted that the parking will already be tight for hotel guests and that other public parking options are available nearby.

Commissioner Ronnfeldt asked if the stop lights would be turned into stop signs at the intersection of Norfolk Avenue and 4<sup>th</sup> Street. Steven Rames, City Engineer, explained that it is a potential, but they won't be evaluating that until after the work on 1<sup>st</sup> Street is completed.

No one else spoke in favor or opposition of the request and Vice-Chair Waite closed the public hearing at 7:44 a.m.

Commissioner Thone stated, as it relates to TIF funding, he has an understanding that there is an upper limit that the City has. He asked Finance Officer Gates to clarify. Finance Officer Gates explained that the TIF bonds for

this project will be limited to \$1,950,000 and it is already located in an area that has been designated as blighted and substandard for about 15 years.

Commissioner Ramsay asked once something is determined to be blighted and substandard how long the determination lasts. Finance Officer Gates explained that once the redevelopment happens, the City can remove the BSS designation after the TIF bonds are collected.

Commissioner Thone moved, seconded by Commissioner Kube to recommend approval of the Redevelopment Plan for the Kensington Building Redevelopment Project.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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### **Plats/Subdivisions**

#### Northeast Nebraska Federal Credit Union's Addition – Final Addition

LaVern Schroeder, representing the applicant, explained that the request is for a basic change in the lot line. They are taking Tax Lot 4 and the East 20 feet of Tax Lot 3 and combining them into one lot. This property was the old Dairy Queen site.

Planner Grimes also noted that this is getting rid of the lot line that goes through the property, so they don't have that to worry about for setbacks.

Commissioner Griffith moved, seconded by Commissioner Franklin to recommend approval of the final plat of Northeast Nebraska Federal Credit Union's Addition.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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### **Other Business**

City Planner Valerie Grimes presented the February 2023 Building Permit Report.

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:51 a.m.

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Elizabeth Lienemann, Norfolk Planning Commission Secretary

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Dirk Waite, Norfolk Planning Commission Vice-Chair

## Public Hearing

The Planning Commission of the City of Norfolk, Nebraska will hold a public hearing on Tuesday, April 18, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska to hear comments regarding the “Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project” legally described as:

Lot 9 and the West Half and East Half of the South Half of Lot 10, and the West 21 feet on the South Half of Lot 11, Block 6, Koenigstein’s First Addition to Norfolk, Madison County, Nebraska; AND

The North Half of the East Half of Lot 10 and the East 45 feet and the North Half of the West 21 feet of Lot 11, Block 6, Koenigstein’s (First) Addition to the City of Norfolk, Madison County, Nebraska.

The Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project, map and cost-benefit analysis can be found at:

<https://norfolkne.gov/government/departments/planning-and-development/blight-studies-and-redevelopment-projects/phillip-ave-redevelopment-project.html>

Publish (March 31 and April 7, 2023)  
2 P.O.P.’s

**REDEVELOPMENT PLAN FOR THE  
PHILLIP AVENUE APARTMENTS REDEVELOPMENT PROJECT**

**PREPARED MARCH, 2023**

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



**A. Introduction**

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

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and Council designated a portion of the City as a blighted and substandard community redevelopment area, such area being commonly referred to as the “Downtown District Redevelopment Area” (referred to herein as the “Redevelopment Area”). This Redevelopment Plan sets forth a redevelopment project, proposed by Phillip Avenue Apartments, LLC (“Redeveloper”), within the Redevelopment Area to optimize the tax increment financing ("TIF") resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the construction of an approximately 30-unit apartment complex, together with such public improvements associated therewith, within the Redevelopment Area (such public and private improvements are collectively referred to herein as the "Redevelopment Project").

**B. Redevelopment Area; Project Site; Existing Conditions**

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the Redevelopment Area. The Redevelopment Area is identical to the "Downtown District Redevelopment Area," which the Mayor and Council previously declared blighted and substandard and in need of redevelopment. Exhibit "A-1", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located at 414 W Phillip Ave, to the northeast of the intersection of S 5th St and Phillip Ave, in the City. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

**C. Conformance with the Comprehensive Plan**

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current

and future needs of the City as it continues to grow and expand. Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Project Site and surrounding areas) included within the City's Comprehensive Plan. The map sets forth a "Mixed Use" designation for future use of the Project Site. Mixed Use allows for myriad of uses, including multi-family apartments. Accordingly, the anticipated uses associated with the Redevelopment Project conform to the desired use of the Project Site set forth in the Comprehensive Plan's future use map.

The Comprehensive Plan further sets forth the following objectives with respect to the downtown area:

- Zoning regulations should encourage and allow vertical mixed-use (residential and office uses on upper floors above ground-level retail, or services) and live-work units in downtown.
- Downtown and its immediate fringe areas should offer a wide variety of medium to high-density housing options to support retail, restaurants, professional services, and entertainment venues.

The Redevelopment Project will assist in carrying out the above objectives. Accordingly, the Redevelopment Project is in conformance with and furthers the objectives under the City's Comprehensive Plan.

#### **D. Redevelopment Project Overview**

The Redevelopment Project consists of the construction of an approximately 30-unit apartment complex on the Project Site. Redeveloper recently acquired the Project Site from Elkhorn Valley Community Development Corp. for a purchase price of \$275,000. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project (the "Site Plan").

#### **E. Existing Conditions**

##### **1. Existing Land Use**

The Project Site currently consists of paved and non-paved surfaces and a single vacant structure. The land area of the Project Site is approximately 0.8 acres.

## **2. Existing Zoning**

The Project Site is currently zoned as R-3 (Multiple-Family Residential District).

## **3. Existing Public Improvements**

Public access to the Project Site currently exists from both S 5th St and Phillip Ave. The Project Site is without internal sanitary sewer, water, electrical service, and related infrastructure.

## **F. Proposed Redevelopment**

### **1. Public Improvements**

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

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

Public access to the Project Site currently exists via S 5th St and Phillip Ave. Redeveloper will construct paving for ingress and egress from S 5th St. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

#### **b. Construction of Water and Sewer Improvements.**

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

#### **c. Other incidental improvements**

Redeveloper will extend electric and communication utilities to the apartment building on the Project Site. The anticipated public improvements (and costs related to the public improvements) for the Redevelopment Project are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

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

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project. The existing vacant building on the Project Site will be demolished as part of the Redevelopment Project.

f. Population Density

The Project Site currently sits vacant. The Redevelopment Project is residential in nature and will result in an increase to population density. However, the City desires increased population density, via a variety of housing types, in the downtown area.

g. Land Coverage

The Project Site is approximately 0.8 acres, consisting of a 1,200 square foot (vacant) structure and paved and non-paved surfaces. Land coverage and building densities will increase as a result of the Redevelopment Project, which will consist of the construction of an approximately 11,900 square foot building, as shown on the Site Plan. Additionally, some of the current paved and non-paved surfaces will be removed and replaced with green space. The Redevelopment Project will be required to comply with all applicable land coverage ratio and building density criteria under the City's zoning code.

h. Parking

As shown on the Site Plan, Redeveloper estimates the parking lot serving the building will consist of approximately 53 stalls. There will be a cross parking agreement with the adjacent owner, Midtown Health, to achieve a minimum of two stalls per dwelling unit consistent with parking requirements under the City's zoning code.

i. Zoning, Building Code and Ordinance

The Project Site is currently zoned as R-3 (Multiple-Family Residential District). Accordingly, a zoning change will not be required as part of the Redevelopment Project.

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

## **2. Private Improvements**

Private improvements for the Redevelopment Project Area consist of the construction of an approximately 30-unit apartment complex, in addition to the related facilities and improvements ancillary thereto. Redeveloper or other builders taking conveyance from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$5,032,000. The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2023 pricing, and are subject to change without further amendment of this Redevelopment Plan.

### **H. Implementation**

Redeveloper anticipates that construction of the Redevelopment Project will commence in the spring of 2023, and will be completed by the summer of 2025. Notwithstanding the foregoing, Redeveloper's timely completion of the Redevelopment Project is subject to extraneous factors, which may necessitate that Redeveloper completes the Redevelopment Project later than the projected date. As such, the anticipated start and completion dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors.

### **I. Financing**

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

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid

into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and

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

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for the Redevelopment Project will be set forth in the redevelopment contract and/or the resolution authorizing the TIF Indebtedness (defined below). The Agency and Redeveloper anticipate the issuance of one TIF bond or note for the Redevelopment Project. All TIF Revenues generated by the Redevelopment Project shall only be divided and allocated over the applicable 15-year increment period or until full payment of the TIF Indebtedness, whichever occurs first.

### **1. Necessity of TIF**

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF. In support thereof, Redeveloper represented and warranted in its TIF application that increased construction costs, inflation and interest rate increases make this project not feasible without TIF.

Additionally, Redeveloper provided in its application a projected cash on cash return on investment for the Redevelopment Project, both with and without TIF. Without TIF, the average return on investment over the first ten years is 0.55%. Such a return is inadequate with respect to prudent investment and/or financing. With TIF, the average return on investment over the first ten years is 5.86%.

Additionally, the current conditions of the Project Site, and the added site preparation costs related thereto, contribute to the site’s blighted and substandard condition and the infeasibility of its development without the assistance of TIF. In consideration of the foregoing, the City and Agency have determined that the Redevelopment Project, as proposed herein, is not economically viable without the assistance of TIF and Redeveloper would not construct the same without TIF.

## 2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount of \$445,000. The TIF Indebtedness shall bear interest at a rate not to exceed 9.00% per annum. The final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract or resolution authorizing the issuance of the TIF Indebtedness. All TIF Revenues generated by the Redevelopment Project shall only be divided and allocated over the applicable 15-year increment period or until full payment of the TIF Indebtedness, whichever occurs first.

The total estimated cost of the Redevelopment Project is \$5,032,000. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

### J. Cost-Benefit Analysis

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

#### Exhibits:

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

**EXHIBIT "A"**

**Redevelopment Area and Existing Land Use**

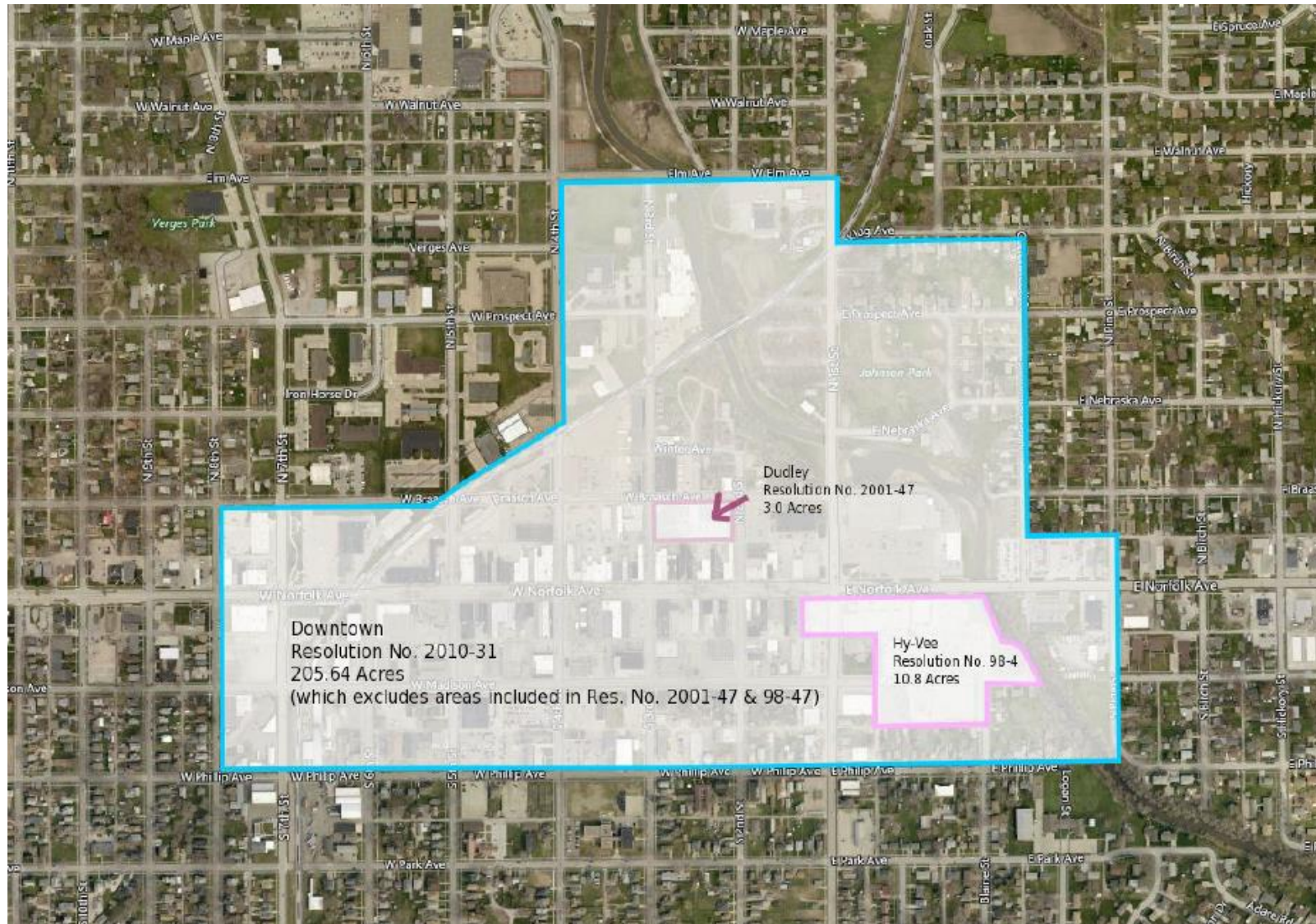


Exhibit "A"



**EXHIBIT "A-1"**

**Project Site and Existing Land Use**

**Legal Description:**

Lot 9 and the West Half and East Half of the South Half of Lot 10, and the West 21 feet of the South Half of Lot 11, Block 6, Koenigstein's First Addition to Norfolk, Madison County, Nebraska; AND

The North Half of the East Half of Lot 10 and the East 45 feet and the North Half of the West 21 feet of Lot 11, Block 6, Koenigstein's (First) Addition to the City of Norfolk, Madison County, Nebraska

\* In the event Redeveloper subdivides or replats the Project Site, the legal description(s) of such subdivided or replatted parcel(s) comprising the Project Site, upon final approval of the City with respect thereto, shall replace and supersede the above legal description.

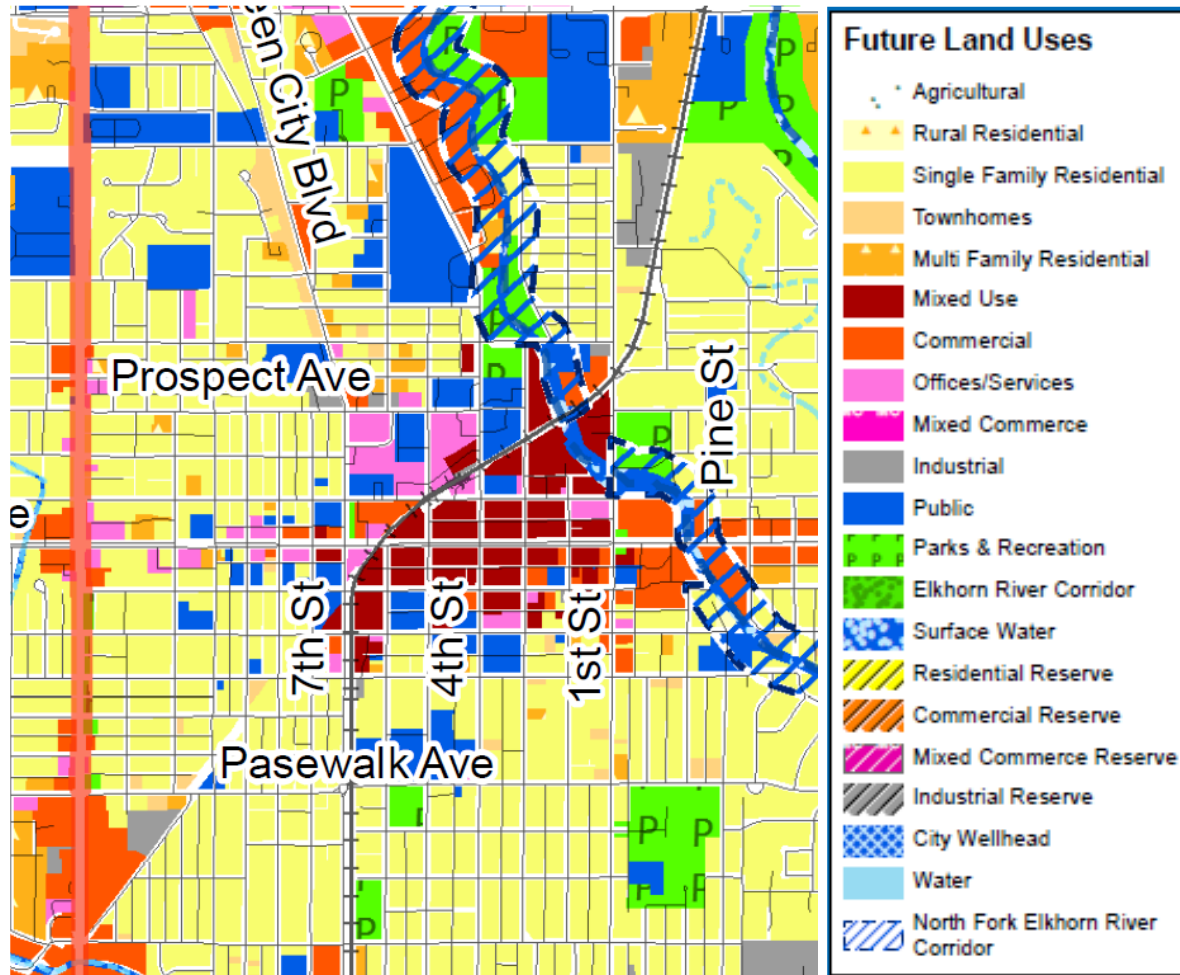
Depiction and Current Condition (outlined in red):



Exhibit "A-1"

# EXHIBIT "B"

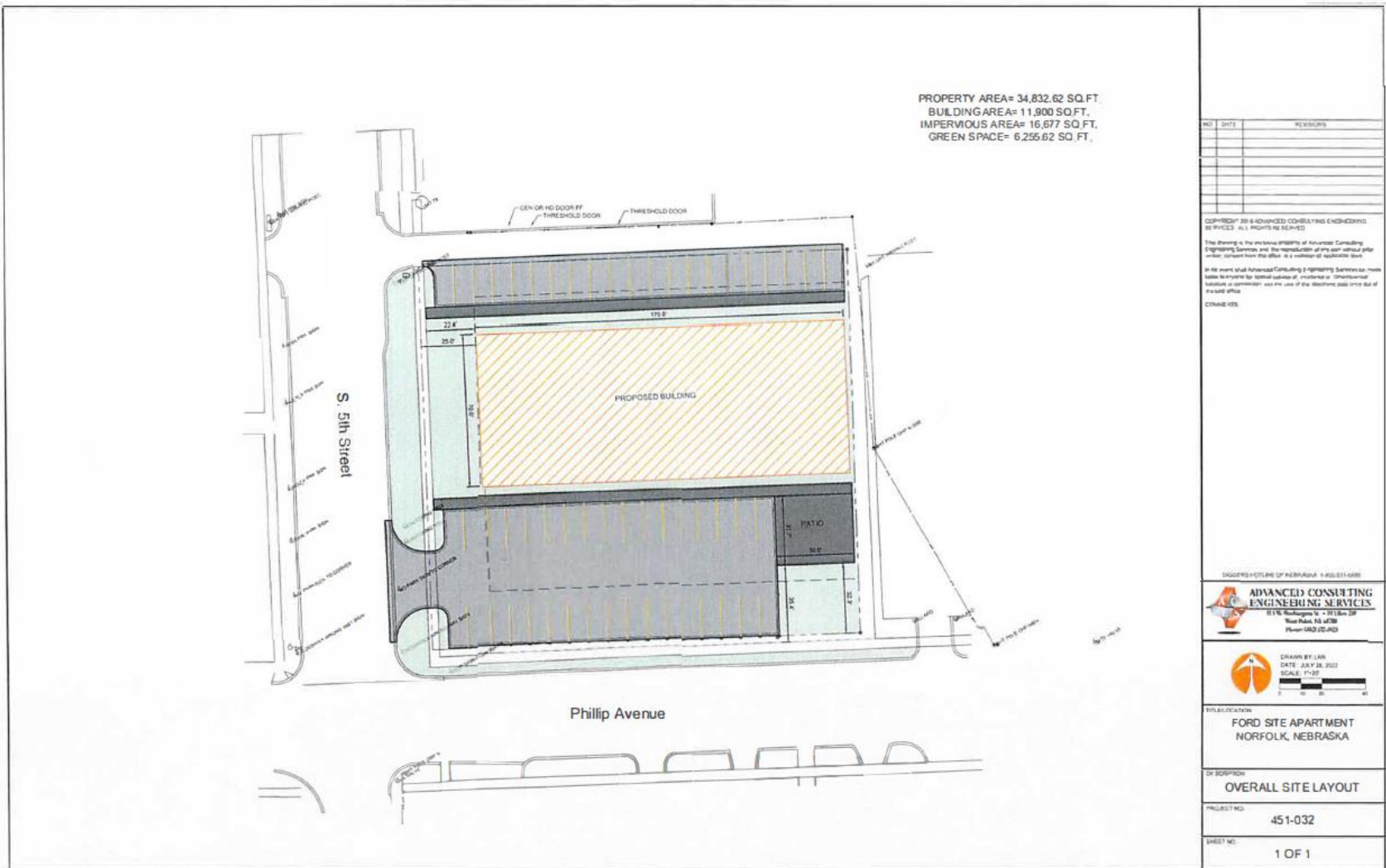
## Future Land Use Map



\* Project Site designated as Mixed Use.

# EXHIBIT "C"

## Site Plan and Future Land Use



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

Exhibit "C"

**EXHIBIT "D"**

**Estimate of Construction Costs**

Construction Cost	\$4,531,000
Site Acquisition Cost	\$275,000
Site Work & Demo	\$85,000
Water & Sewer Infrastructure	\$52,000
NPPD Infrastructure Cost	\$36,000
Site Engineering	\$28,000
City Legal Fee	\$10,000
Legal and Admin	\$15,000
<b>Total Project Cost</b>	<b>\$5,032,000</b>
Owner's Equity 20%	\$1,006,400
Bank Financing	\$4,025,600

\* The above figures are estimated values based on current pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of construction.

**EXHIBIT "E"**

**Sources and Uses of TIF**

**USES:**

Site Acquisition	\$275,000
Dirt Work and removal of building and concrete	\$85,000
Water Extension	\$35,000
Sewer Extension	\$17,000
Electrical Lines	\$36,000
Site Engineering Fees	\$28,000
Legal Fees	\$25,000
<hr/>	
<b>TOTAL</b>	<b>\$501,000</b>

\* The above "Uses" are preliminary estimates based on current pricing and are subject to change.

**SOURCES:**

**General Assumptions:**

Base Value:	\$101,184
Final Value:	\$2,950,000
Tax Levy (2022):	1.960172
Annual TIF Revenues:	\$55,284
Total TIF Revenues:	\$829,260
TIF Indebtedness:	\$445,000
Interest Rate:	9%



## **EXHIBIT "F"**

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

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

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

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

#### *Notes:*

- 1. The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2022 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

#### **2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project:**

##### **a. Public infrastructure improvements and impacts:**

The Redevelopment Project requires public infrastructure installation. The Project Site will require the construction of vehicular access from S 5th St, along with the construction and/or extension of utilities to serve the apartments on the lot. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. The Project Site will be filled and graded to provide for effective surface water runoff. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.



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

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

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the Project Site:**

The Redevelopment Project will result in the creation of two jobs within the Project Site related to apartment management/maintenance. Accordingly, it is anticipated that the Redevelopment Project will have a positive impact on employers and employees locating or expanding within the boundaries of the Project Site.

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

The Redevelopment Project will provide needed apartment housing for employees that work in the downtown area. It is also anticipated that this project will provide housing for Wayne State students participating in the Growing Together Initiative. The Growing Together Initiative is aimed at keeping young people in the area as well as attracting other young people to the area. This will also benefit area employers in their ability to attract and retain workers. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

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

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

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

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

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

DOCS/2936977.3



progress. right at home.

309 N 5th St
Norfolk, NE 68701
P402-844-2280 F402-844-2028
www.ci.norfolk.ne.us

Table with 2 columns: For Office Use Only, Date Filed, Fee, Rec'd by. Includes handwritten entries: 4/11, \$250, 4/11, EJ.

APPLICATION FOR TEMPORARY WAIVER OF SUBDIVISION REQUIREMENTS

Section 1:

Applicant: Trevor T. Osten 3414 West Nucor Road
Name Address

(402) 920-3287 trevorosten@npsne.org
Phone Email

Contact: Elizabeth H. Osten 3414 West Nucor Road
Name Address

(402) 750-7464
Phone Email

Years Requested: Perpetual

A waiver of minimum subdivision requirements is requested from the requirements set out in Chapter 23, Article I of the City Code of Norfolk for property

Addressed as

Legally described as

And zoned as

Section of subdivision regulations waiver is for

Explain the nature of the request and hardship

Provide a sketch with this application including the application area, existing and proposed structures, appropriate dimensions, and any other pertinent information.

Signature of Owner (handwritten: Trevor T. Osten)

Authorized Agent

OR

Printed Name of Owner (handwritten: Trevor T. Osten)

Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701 Rev. 1-2018

**Planning and Development  
Building Services**

**CITY OF NORFOLK  
Monthly Building Permit Report**

**Month  
March, 2023**

Permits Issued	2023 March	2023 February	2022 March	This Fiscal YTD	Last Fiscal YTD	Variation % 2022 vs. 2023
<b>BUILDING</b>						
Number	33	16	43	178	199	-10.6%
Valuation	\$3,820,649.00	\$3,983,533.00	\$7,387,318.00	\$279,328,915.90	\$32,907,305.07	748.8%
Permit Fee	\$10,713.76	\$6,731.98	\$13,552.74	\$109,185.77	\$61,185.14	78.5%
<b>ELECTRICAL</b>						
Number	27	33	42	149	203	-26.6%
Permit Fee	\$5,014.50	\$111,897.00	\$4,642.00	\$255,316.50	\$29,492.00	765.7%
<b>PLUMBING</b>						
Number	12	9	8	72	74	-2.7%
Permit Fee	\$1,210.96	\$2,507.51	\$972.12	\$19,995.16	\$8,153.33	145.2%
<b>MECHANICAL</b>						
Number	15	7	14	87	96	-9.4%
Permit Fee	\$2,528.48	\$582.28	\$1,912.04	\$35,660.66	\$17,623.56	102.3%
<b>WATER HEATER</b>						
Number	8	13	9	56	38	47.4%
Permit Fee	\$284.50	\$435.50	\$296.00	\$1,950.50	\$1,223.00	59.5%
<b>FIRE ALRM / SPR</b>						
Number	2	1	5	19	28	-32.1%
Permit Fee	\$1,204.50	\$451.50	\$76.50	\$3,549.50	\$4,004.50	-11.4%
<b>WELL / SEPTIC</b>						
Number	2			2	3	-33.3%
Permit Fee	\$50.00			\$50.00	\$75.00	-33.3%
<b>FIRE PREVENTION</b>						
Number	2	1		4		
Permit Fee	\$60.00	\$25.00		\$120.00		
<b>TOTAL FEES:</b>	<b>\$21,066.70</b>	<b>\$122,630.77</b>	<b>\$21,451.40</b>	<b>\$425,828.09</b>	<b>\$121,756.53</b>	<b>249.7%</b>

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	26 (26)	16 (16)	2	2	\$1,867.60	\$530,000.00
Duplex		20 (40)			\$0.00	\$0.00
MFD		2 (44)			\$0.00	\$0.00
Commercial			2	0	\$2,307.84	\$243,000.00
Industrial					\$0.00	\$0.00
Garages					\$0.00	\$0.00
Move & Demo			3	0	\$150.00	\$23,000.00
SFDA	2 (2)				\$0.00	\$0.00
Sign			10	0	\$529.50	\$45,370.00
Other			5	0	\$1,241.50	\$316,000.00
<u>Alterations &amp; Additions</u>						
1 & 2 Family			8	0	\$387.18	\$91,100.00
Multi-Family			1	0	\$2,000.00	\$645,000.00
Commercial			2	0	\$2,230.14	\$1,927,179.00
Industrial					\$0.00	\$0.00
<b>Total</b>			<b>33</b>	<b>2</b>	<b>\$10,713.76</b>	<b>\$3,820,649.00</b>

**Building Valuation**

2023 Fiscal YTD	\$279,328,915.90
2022 Fiscal YTD	\$32,907,305.07
Contractor Registration	\$3,025.00

Building Official

**NOTE:** SFD's and SFDA's are to be added together for a total of single family dwelling units and valuation.