

# **Agenda Packet**

## **COMMUNITY DEVELOPMENT AGENCY**

Monday, November 20, 2017  
5:15 p.m.

Created 11/16/2017 12:26 PM

Notice of Meeting  
Community Development Agency

The Community Development Agency will meet on Monday, November 20, 2017 at 5:15 p.m. at the City Council Chambers, 309 N. 5th St., Norfolk, Nebraska.

The Agency reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

An agenda for such meeting, kept continuously current, is available at the office of the City Administrator, City of Norfolk, 309 N 5th St, Norfolk, Nebraska, during normal business hours.

Elizabeth A. Deck  
Norfolk City Clerk &  
CDA Secretary

Publish (November 17, 2017)  
1 P.O.P.

COMMUNITY DEVELOPMENT AGENCY

AGENDA

November 20, 2017

Call to Order

1. Call meeting to order
2. Inform the public about the location of the Open Meeting Act posted in the City Council Chambers and accessible to members of the public.
3. Roll Call

Action Items/Discussion Items

- |  |               |
|--|---------------|
| 4. Approve Agenda  | <b>Motion</b> |
| 5. Approve the minutes of the October 16, 2017 Agency meeting.   | <b>Motion</b> |
| 6. Consideration of acceptance of the Redevelopment Plan for Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska and authorization to forward to the Planning Commission for recommendation. | <b>Motion</b> |

STAFF MEMORANDUM  
COMMUNITY DEVELOPMENT AGENCY

November 20, 2017

Call to Order

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Action Items/Discussion Items

- |  |               |
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| 4. Approve Agenda  | <b>Motion</b> |
| 5. Approve the minutes of the October 16, 2017 Agency meeting. | <b>Motion</b> |

See Enclosure 5.

- |  |               |
|--|---------------|
| 6. Consideration of acceptance of the Redevelopment Plan for Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska and authorization to forward to the Planning Commission for recommendation. | <b>Motion</b> |
|--|---------------|

Staff received a Redevelopment Plan for the Legacy Bend Redevelopment Area. This area is immediately south of the current Meadow Ridge housing development and encompasses approximately 80 acres. This project consists of 8 phases to be developed over multiple years and is planned to consist of 124 single family homes on larger lots, 51 single family homes on urban lots, 51 townhomes, and 224 apartment units. The first phase is for 24 single family homes west of Victory Road in the south portion of the Redevelopment Area.

The Agency is asked to accept the Plan and forward it to the Planning Commission for review and recommendation.

See Enclosure 6.



## COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska, on Monday, October 16, 2017, beginning at 5:15 p.m.

Chair Josh Moenning called the meeting to order.

Roll call found the following Agency members present: Shane Clausen, Dave Fauss, Corey Granquist, Gary L. Jackson, Jim Lange, Rob Merrill, Thad Murren, Josh Moenning and Dick Pfeil. Absent: None.

City staff members present were City Administrator Andy Colvin, City Attorney Clint Schukei, City Clerk Beth Deck, Finance Officer Randy Gates and Interim City Engineer Steve Rames.

Notice of the meeting was given in advance by publication in the Norfolk Daily News, and the notice of the meeting was given to the Chair and all members of the Agency prior to the meeting.

The Chair presided and the Secretary recorded the proceedings.

The Chair 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.

### Agenda

Merrill moved, seconded by Fauss to approve the agenda as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: None. Motion carried.

### Minutes

(October 2, 2017)

Granquist moved, seconded by Lange to approve the minutes of the October 2, 2017 Agency meeting as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: None. Motion carried.

### Resolution No. 2017-13

(Ballantyne Buildings Redevelopment Plan)

Merrill moved, seconded by Granquist to adopt Resolution No. 2017-13 approving the Ballantyne Buildings Redevelopment Plan and forwarding to City Council for consideration. City Administrator Andy Colvin provided information to Agency members stating the building is being rehabilitated into commercial and residential space.

The Redevelopment Plan included in the agenda packet is for the buildings at 405, 407, 409 and 411 West Norfolk Avenue. The Plan is to rehabilitate the structures for mixed uses, including commercial, residential, retail and office; 405 and 407 West Norfolk Avenue contains three

floors and 409 and 411 West Norfolk Avenue contains two floors. The first floor of each building would be converted to commercial office space with four commercial bays created for small business and/or retail space. The second and third floors of 405 and 407 West Norfolk Avenue would be revamped for commercial space. The second floor of 409 and 411 West Norfolk Avenue would be converted to two residential apartments. The properties were declared blighted and substandard by the Norfolk City Council on October 4, 2010 and the developers plan to use \$143,290 of tax increment financing for the project.

Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2017-13 was adopted.

There being no further business, the Chair declared the meeting adjourned at 5:16 p.m.

\_\_\_\_\_  
Josh Moenning, Chair

ATTEST:

\_\_\_\_\_  
Elizabeth A. Deck, Secretary

( S E A L )

**REDEVELOPMENT PLAN  
FOR LEGACY BEND REDEVELOPMENT AREA OF  
THE CITY OF NORFOLK, NEBRASKA**

**I. GENERAL REDEVELOPMENT PLAN**

A. Introduction

This Redevelopment Plan for the Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska (“Redevelopment Plan”) is a guide for redevelopment activities undertaken in the Legacy Bend Redevelopment Area to remove or eliminate blight and substandard conditions within the City of Norfolk, Nebraska (the “City”).

This Redevelopment Plan has been established in accordance with the requirements of the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18- 2101 through 18-2154, as amended (the “Act”) and the Comprehensive Plan of the City. This Redevelopment Plan, as amended from time to time, shall indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, as required by the Act. Future amendments to this Redevelopment Plan shall identify specific redevelopment projects that will use tax increment financing pursuant to Section 18-2147 of the Act.

B. Statutory Requirements

The Act defines a “redevelopment plan” as “a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.” Neb. Rev. Stat. §18-2103(13).

The Act further defines the required contents of a redevelopment plan: “A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.” Neb. Rev. Stat. §18-2111.

The Act also states that a redevelopment plan may contain a provision authorizing tax increment financing. Neb. Rev. Stat. §18-2147.

C. Redevelopment Area

The Redevelopment Area is a part of the East Norfolk Avenue Redevelopment Area, which was declared blighted and substandard by the City Council by Resolution No. 2014-18, dated June 16, 2014, and based upon, inter alia, a Blight and Substandard Determination Study prepared by the Northeast Nebraska Economic Development District dated May 5, 2014. The legal description of the Redevelopment Area is attached hereto as Exhibit “A” and incorporated by this reference.

D. Land Use Plan

This Redevelopment Plan adopts and incorporates the Comprehensive Plan of the City as it relates to the Redevelopment Area, including, in particular, the “Development Area Guidelines” for the Northeast Community College District in which the Redevelopment Area is located. The “Development Area Guidelines” indicate that the area known as Legacy Bend is designated for single family residential use. This Redevelopment Plan is generally consistent with the Comprehensive Plan in that it promotes single family, townhome and multi-family residential uses in the area west of Victory Road and south of Benjamin Ave. Legacy Bend is generally consistent in that the redevelopment area will include townhomes and multi-family residential along with the single family residential of the Comprehensive Plan designation. Legacy Bend applies certain goals from the Comprehensive Plan such as a Development Guideline in the NECC District of coordinating upgrades to the park and recreation system with new development and also a general goal and objective of the Comprehensive Plan to “promote the development of neighborhood scale institutions (i.e. schools, places of worship), facilities (i.e. parks, community gardens) and amenities whenever possible to support informal and formal recreation activity. The map showing the existing uses of the real property in and around the City, including the Legacy Bend Redevelopment Area, is attached hereto as Exhibit “B” and incorporated by this reference. A map showing the future uses of the real property in and around the City, including the Legacy Bend Redevelopment Area, is attached hereto as Exhibit “C” and incorporated by this reference. This Future Land Use Map contained in the City’s Comprehensive Plan reflects that the Legacy Bend Redevelopment Area should be developed for residential use.

E. Project Specific Requirements

This Redevelopment Plan sets forth the phased implementation of redevelopment projects in the Legacy Bend Redevelopment Area to optimize the tax increment financing resources available for construction of eligible public improvements. As each phase of a redevelopment project is identified, or as new redevelopment projects are identified, this Redevelopment Plan shall be amended to include, at a minimum, the following: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment if relevant; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels

or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

This Redevelopment Plan identifies one (1) redevelopment project with multiple phases that will occur in the Legacy Bend Redevelopment Area, and describes the first phase of the redevelopment project. As stated above, subsequent phases of each such redevelopment project shall be identified in amendments to this Redevelopment Plan; provided, however, that to the extent that the phase-specific information required by the Act has been included in this Redevelopment Plan, an amendment to this Redevelopment Plan may not be required by law.

F. Tax Increment Financing

The City and the CDA contemplate the use of tax increment financing (“TIF”) for redevelopment projects identified in this Redevelopment Plan, as amended from time to time. TIF is authorized under section 18-2147 of the Act, which states 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 project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to as the “Incremental Tax Amount”) 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.

For any redevelopment project or phase thereof in the Legacy Bend Redevelopment Area that will utilize TIF, this Redevelopment Plan shall be amended to identify the TIF project or phase and shall provide sufficient information to support a determination that: (i) the redevelopment project as designed would not be economically feasible without the use of TIF; (ii) the redevelopment project as designed would not occur in the Legacy Bend Redevelopment Area without the use of TIF; and (iii) the costs and benefits of the redevelopment project are in the long-term best interest of the City.

The actual base tax year for each phase (the effective date) will be determined in the manner that will be set forth in the redevelopment contract and/or the resolution authorizing the TIF bond(s). It is anticipated that the effective dates will be different for each of the phases; and therefore the increment period for each phase thereof will be different.

### G. Conclusion

The Legacy Bend Redevelopment Area is in need of redevelopment to remove blight and substandard conditions in order to promote orderly and planned growth of the community. This Redevelopment Plan, as amended from time to time, shall guide and assist the Community Development Agency of the City of Norfolk and the City itself in their efforts to foster and facilitate redevelopment activities pursuant to the Nebraska Community Development Law.

## II LEGACY BEND REDEVELOPMENT PROJECT

### A. The Project Site

The purpose of this Article II of the Redevelopment Plan is to identify a specific project within the Legacy Bend Redevelopment Area that will cause the removal of blight and substandard conditions on the site located in the City of Norfolk, Nebraska, and described on the attached and incorporated Exhibit “D” (the “Legacy Bend Project Site”).

The Legacy Bend Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Legacy Bend Project Site, and specifically, the Legacy Bend Redevelopment Project (the “Project”), will conform to the General Redevelopment Plan set forth in Article I, and the coordinated, adjusted, and harmonious development of the City and its environs. The CDA finds that such redevelopment of the Legacy Bend 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 unsanitary and unsafe dwelling accommodations or conditions of blight.

The Legacy Bend Project Site generally consists of vacant, underdeveloped land located in the Legacy Bend Redevelopment Area. The blighted condition of the Legacy Bend Project Site and the lack of adequate utilities and infrastructure to serve the Legacy Bend Project Site contribute to its inability to attract development. The Location of the Legacy Bend Site is attractive for mixed-use development of single family residential and multiple dwelling units. However, the initial upfront costs associated with necessary infrastructure makes development of the Legacy Bend Project Site not feasible. The redevelopment of the Legacy Bend Project Site pursuant to this Article II of the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformance with the Redevelopment Plan.

### B. Description of Project

HNB Properties, LLC (the “Redeveloper”) proposes to redevelop the Legacy Bend Project Site into residential uses, as depicted on the proposed site plan for the Project attached hereto as Exhibit “E”.

As reflected on the site plan, the Redeveloper intends to subdivide the Legacy Bend Project Site. The Project Site consists of approximately 80 acres. It will consist of an 8-phase project



over multiple years. The area will consist of: 124 Single Family Homes on Larger Lots, 51 Single Family Homes on Urban Lots, 51 Townhomes, and 224 Living Units in Multiple Dwelling Units.

The Redeveloper will pay the costs of the private improvements, including the construction of the residential buildings and associated improvements. The CDA or City will pay for public improvements including, but not limited to: paving, sanitary sewer, storm sewer and water. As part of the project, the city will form special assessment districts to recapture their associated costs, and Redeveloper will capture available tax increment revenues generated by the redevelopment of the Legacy Bend Project Site to assist in paying for private improvements, assessments, special assessments, fees, land acquisition and other expenses that are listed as eligible expenditures under the Act. The specific public improvements for which the available tax increment revenues generated by the Project will be used will be described in more detail in the Redevelopment Agreement for each phase of the Project.

The redevelopment of the Legacy Bend Project Site pursuant to this Article II of the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

#### C. Implementation of Project

As described above, the Redeveloper will complete the Project in phases over multiple years, the timing of which will be tied to construction of the buildings and other factors. The phased approach to construction of the Project will allow the Redeveloper to optimize the tax increment financing resources available for construction of eligible public improvements, and to construct the private improvements at a rate the market can support. The Legacy Bend Project Site will be replatted to identify the specific property that will be included in each phase, and each phase of the Project is intended to include all public rights of way and public areas contained within the Legacy Bend Project Site.

The first phase of the Project is identified below. This Redevelopment Plan shall be amended to identify each subsequent phase of the Project. Further, each phase of the Project will be governed by a separate Redevelopment Agreement between the Redeveloper and the CDA which will describe the private improvements and the public improvements to be constructed by the Redeveloper as a part of such phase.

#### D. Phase I

The first phase of the Project ("Phase I") shall include the lots identified on the site plan for the Project as Legacy Bend (the "Phase I Project Site"). The Phase I Project Site is located in the Legacy Bend Redevelopment Area and within the Legacy Bend Project Site. The private improvements for Phase I will consist of construction of 27 single family homes. The public improvements to be constructed as part of Phase I will include installation of streets and sidewalks, landscaping, hardscaping and streetscaping, connection to Victory Road, and extension of public utilities, all as necessary to serve the private improvements. The Cost-Benefit Analysis for Phase I of the Project shall be attached to this Redevelopment Plan as Exhibit "F".

The redevelopment of the Phase I Project Site pursuant to Phase I of the Project will eliminate the current blight and substandard conditions on the Legacy Bend Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. The Project is not feasible without the use of TIF to assist with the costs of the public improvements. Due to the scope of the Project and the costs of the public improvements included in Phase I, it is expressly acknowledged that the Redeveloper would not undertake Phase I without the anticipated use of tax increment financing for subsequent phases of the Project.

E. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit “G” and incorporated herein by this reference is a consideration of the statutory elements under the Act.

Exhibits:

“A” Legacy Bend Redevelopment Area

“B” – Existing Land Use

“C” – Future Land Use

“D” – Legacy Bend Project Site

“E” – Site Plan “F” - Cost-Benefit Analysis for Phase I (Legacy Bend Redevelopment Project)

“G” – Statutory Elements – Legacy Bend Redevelopment Project



# Exhibit "A"

## Legacy Bend Legal Description (Full Development)

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF (E1/2) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

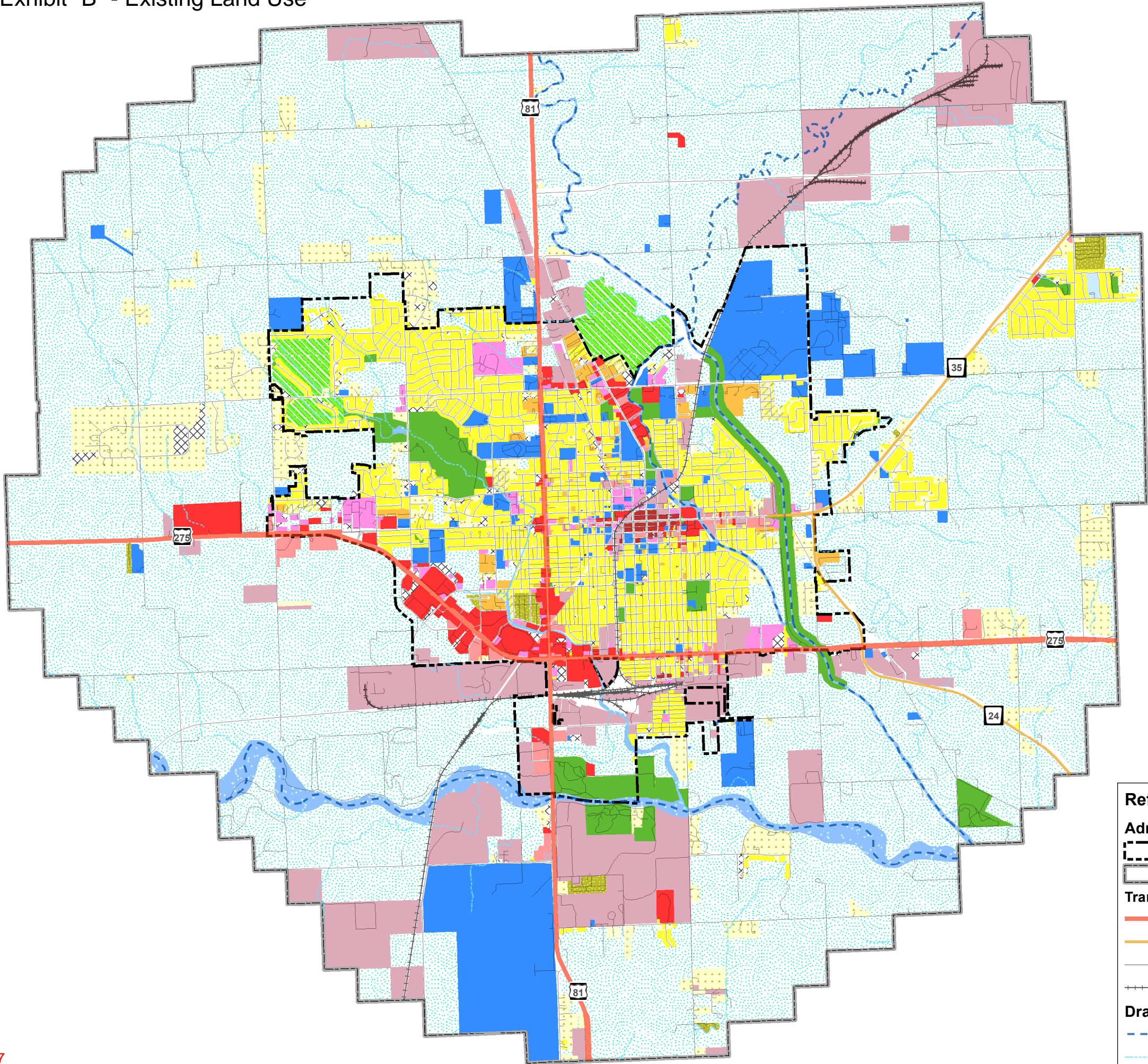
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, MEADOW RIDGE PHASE 3-1<sup>ST</sup> ADDITION, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO A SOUTHERNLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY, ALONG A SOUTHEASTERLY LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF SAID LOT 1 SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF LOT 3, MEADOW RIDGE PHASE 1-1<sup>ST</sup> ADDITION; THENCE SOUTHEASTERLY, ALONG A SOUTHWESTERLY LINE OF SAID LOT 3, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY, ALONG SAID SOUTH LINE OF SAID LOT 3, TO THE SOUTHEAST CORNER OF SAID LOT 3 SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF MCINTOSH ROAD; THENCE SOUTH, ALONG SAID WEST RIGHT OF WAY LINE, TO THE SOUTHWEST CORNER OF MEADOW RIDGE PHASE 2-1<sup>ST</sup> ADDITION, THENCE EASTERLY, ALONG A SOUTH LINE OF BLOCK 4, MEADOW RIDGE PHASE 2-1<sup>ST</sup> ADDITION, TO A SOUTHERLY CORNER OF LOT 3B, BLOCK 4; THENCE SOUTHEASTERLY, ALONG A SOUTHERLY LINE OF BLOCK 4, MEADOW RIDGE PHASE 2-1<sup>ST</sup> ADDITION, AND A SOUTHERLY LINE OF BLOCK 2, MEADOW RIDGE PHASE 4-1<sup>ST</sup> ADDITION, TO THE SOUTHWEST CORNER OF LOT 2A, BLOCK 2, MEADOW RIDGE PHASE 4-1<sup>ST</sup> ADDITION; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID BLOCK 2, TO THE SOUTHEAST CORNER OF LOT 3B, BLOCK 2 SAID POINT ALSO BEING ON THE WEST LINE OF LOT 2, BLOCK 5, MEADOW RIDGE PHASE 1-4<sup>TH</sup> ADDITION; THENCE SOUTHERLY, ALONG THE WEST LINE OF BLOCK 5, MEADOW RIDGE PHASE 1-4<sup>TH</sup> ADDITION AND ALONG THE WEST LINE OF BLOCK 2, MEADOW RIDGE PHASE 2-2<sup>ND</sup> ADDITION, TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, MEADOW RIDGE PHASE 2-2<sup>ND</sup> ADDITION; THENCE EASTERLY, ALONG THE SOUTH LINE OF BLOCKS 2 AND 3, MEADOW RIDGE PHASE 2-2<sup>ND</sup> ADDITION AND THE SOUTH LINE OF BLOCK 2 MEADOW RIDGE PHASE 2-3<sup>RD</sup> ADDITION, TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, MEADOW RIDGE PHASE 2-3<sup>RD</sup> ADDITION SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF VICTORY ROAD; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY LINE, TO THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY THE CITY OF NORFOLK SURVEYED MARCH 24, 2015 BY JAI J. ANDRIST, L.S. #630 SAID POINT BEING 42.28 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF A PUBLIC FLOOD CONTROL CHANNEL; THENCE NORTHWESTERLY, ALONG SAID EAST RIGHT OF WAY LINE, TO THE INTERSECTION OF SAID FLOOD CONTROL CHANNEL AND THE WEST LINE OF THE EAST HALF OF SECTION 23; THENCE NORTH, ALONG SAID WEST LINE OF THE EAST HALF TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 4,119,151 SQUARE FEET OR 94.56 ACRES, MORE OR LESS.



Existing Land Use

Comprehensive Plan  
City of Norfolk



**Legend**

**Existing Land Use Categories**

- Rural Residential
- Single Family Residential
- Townhomes (2/4 Plex)
- Multi-Family Residential
- Mobile Home Residential
- Automotive Commercial
- General Commercial
- Mixed Use/Downtown
- Office/Services
- Industrial
- Public/Civic Use
- Parks & Recreation
- Golf Course
- Agricultural
- Vacant
- Surface Water

**Reference Items**

**Administrative Bounds**

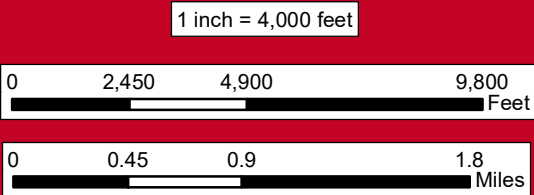
- City Limits
- ETJ

**Transportation Network**

- US Highway
- State Highway
- Local Road
- Railroad

**Drainage System**

- Rivers/Streams
- Creeks/Wash







Future Land Use

Comprehensive Plan  
City of Norfolk

Future Land Uses

- Agricultural
- Rural Residential
- Single Family Residential
- Townhomes
- Multi Family Residential
- Mixed Use
- Commercial
- Offices/Services
- Mixed Commerce
- Industrial
- Public
- Parks & Recreation
- Elkhorn River Corridor
- Surface Water
- Residential Reserve
- Commercial Reserve
- Mixed Commerce Reserve
- Industrial Reserve
- City Wellhead
- Water
- North Fork Elkhorn River Corridor

Reference Items

Administrative Bounds

- City Limits
- ETJ

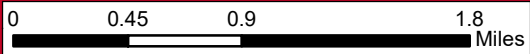
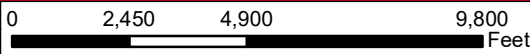
Transportation Network

- US Highway
- State Highway
- Local Road
- Railroad

Drainage System

- Rivers/Streams
- Creeks/Wash

1 inch = 4,000 feet



N



# Future Land Use Narrative

The Legacy Bend Project is a multi-year multi- phase project:

The first phase is projected to begin in 2018, it will consist of 27 single family homes that will require about 1 million dollars of infrastructure. The value of the completed project will approach 7 million dollars.

The second phase will consist of 28 homes, 12 townhouses, and 24 multi dwelling units. Completed value projections about 11 million with 1.2 million in infrastructure.

The third phase will consist of 35 homes and 32 multi dwelling units. Completed value projections about 11 million with 1.3 million in infrastructure.

The fourth phase will consist of 18 homes and 32 multi dwelling units. Completed value projections about 7 million with .7 million in infrastructure.

The fifth phase will consist of 26 homes and 32 multi dwelling units. Completed value projections about 9 million with 1 million in infrastructure.

The sixth phase will consist of 17 homes and 64 multi dwelling units. Completed value projections about 11 million with .9 million in infrastructure.

The seventh phase will consist of 11 homes and 40 multi dwelling units. Completed value projections about 7 million with .6 million in infrastructure.

The eighth phase will consist of 13 homes and 39 townhouses. Completed value projections about 10 million with 1 million in infrastructure.

The total estimated value of the project will be 73 million dollars with about 7.7 million dollars of infrastructure.

## Exhibit "D"

### Legacy Bend Project Site

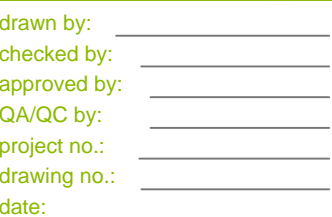
#### Phase 1 Legal Description

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF (E1/2) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE WESTERLY TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF VICTORY ROAD AND THE NORTH SECTION LINE OF THE SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF VICTORY ROAD, A DISTANCE OF 662.34 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY THE CITY OF NORFOLK SURVEYED MARCH 24, 2015 BY JAI J. ANDRIST, L.S. #630; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 499.13 FEET; THENCE NORTHWESTERLY A DISTANCE OF 503.04 FEET; THENCE NORTHEASTERLY A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 1065 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 547.02 FEET; THENCE EASTERLY 133.83 FEET TO THE POINT OF BEGINNING.



## 11/20/2017



1  
nclosure 6

REVISIONS

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.87  
FAX 308.384.87



**EXHIBIT “F”**  
**COST-BENEFIT ANALYSIS**  
**PHASE I – LEGACY BEND REDEVELOPMENT PROJECT**

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

**Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Agency conduct a cost benefit analysis of the plan in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Norfolk, Nebraska has analyzed the costs and benefits of the proposed Redevelopment Project (Phase 1), including:

**Project Phase Sources and Uses.** Approximately \$ 1,870,818 in public funds from tax increment financing provided by the Norfolk Community Development Agency will be required to complete the project phase. This investment by the Agency will leverage \$5,264,530 in private sector financing; a private investment of approximately \$2.81 for every TIF dollar investment.

Use of Funds			
Description	TIF Funds	Private Funds	Total
Site Acquisition	225,000	0	225,000
Site Preparation - Utilities/ Streets/Drainage	1,063,854	0	1,063,854
Legal/Accounting, Finance	106,731	50,000	156,731
Building Costs	0	5,088,600	5,088,600
Architecture Engineering	153,988	125,930	279,918
Planning, Development and Permitting	153,988	0	153,988
Contingencies	167,257	0	167,257
<b>TOTALS</b>	<b>1,870,818</b>	<b>5,264,530</b>	<b>7,135,348</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$135,000. Based on the 2016 levy this would result in a real property tax of approximately \$2,665. It's anticipated that the assessed value will increase by \$6,318,000 upon

full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$123,474 annually. The tax increment gained from this Redevelopment Project Area Phase 1 would not be available for use as city general tax revenues, for the period of the TIF contract or the time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value: \$ 135,000  
Estimated value after completion \$ 6,453,000  
Increment value \$ 6,318,000  
Annual TIF generated (estimated) \$ 123,474  
TIF bond issue \$ 1,474,023

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

The phase 1 redevelopment project area currently has an estimated valuation of \$51,337. The proposed redevelopment will create additional valuation of \$6,452,438. No tax shifts are anticipated from the project. The phase 1 project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified other than the public infrastructure to be constructed within the development. Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. Due to the residential nature of the improvements, this development may have an impact on Norfolk Public Schools. Fire and police protection are available and should not be negatively impacted by this development.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

The development will have minimal impact on employers or employees within the phase 1 redevelopment project area. However, the development will increase housing availability in northeast Norfolk and may positively impact recruitment of employees for businesses located in this part of the community.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the phase 1 redevelopment project; and***



This project will have a positive impact on other employees and employers within the Norfolk area by helping alleviate the existing housing shortage to provide housing for current and future employees of employers within the city and the immediate area.

***(e) Any other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the first phase of the redevelopment project.***

This first phase of the project will be a housing project in northeast Norfolk. It should encourage the development of additional retail in close proximity to the development and will be the catalyst for future phases.

***(f) Assessment districts and Infrastructure***

Assessment Districts will be formed to facilitate Water, Sewer, and Paving. The developer will utilize TIF to repay the assessment. The districts will be amortized over 10 years, and will be kept current by the developer.

***(g) But For***

With a total build cost over 7.1 million dollars and an estimated value of 6.4 million, this project would not be feasible except for the tax increment financing of almost \$1.5 million dollars to offset the deficit gap and provide a reasonable rate of return.

**EXHIBIT “G”**  
**STATUTORY ELEMENTS**  
**LEGACY BEND REDEVELOPMENT PROJECT**

A.     Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Project. The Redeveloper is purchasing the Legacy Bend Project Site.

B.     Population Density

It is anticipated that the proposed Project will include the construction of: 124 Single Family Homes on Larger Lots, 51 Single Family Homes on Urban Lots, 51 Townhomes, and 224 Living Units in Multiple Dwelling Units on the Legacy Bend Project Site, which will inherently increase population density in the area. The Project will be properly platted to accommodate the increase in population density.

C.     Land Coverage

In a community building effort the area will consist of: 124 Single Family Homes on Larger Lots, 51 Single Family Homes on Urban Lots, 51 Townhomes, and 224 Living Units in Multiple Dwelling Units on 80 acres of undeveloped land. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Norfolk.

D.     Traffic Flow, Street Layouts and Street Grades

It is anticipated that the Project will produce additional traffic as a result of residents travelling to and from the new homes constructed on the Project Site. The City will construct new streets that will provide access to the Apartment buildings, townhomes, and single family units constructed on the Legacy Bend Project Site. Installation of the streets in phases, will allow constructing streets as needed to alleviate any congestion that might be created by the Project.

E.     Parking

Parking lots will be constructed to serve the higher density living units, the lower density living units and recreational facilities included as part of the Project. The Project will meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code and Ordinances

In order for the Redeveloper to implement the Project in phases, the Redeveloper will subdivide the Legacy Bend Project Site. The CDA and the Redeveloper acknowledge that the Legacy Bend Project Site may be subdivided incrementally in connection with construction of each phase. Redeveloper shall be responsible for any zoning, building code, or ordinance changes that are necessary for the Project. The Project will necessitate the change of the zoning classification to single family and multiple family residential zones, such as R-2, R-3, and potentially a planned development under the City of Norfolk Zoning Ordinance.