

Redevelopment Plan for Hank's C Store

The Community Development Agency (CDA) of Lexington, Nebraska, intends to adopt a Redevelopment Plan for an area within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing to assist in site rehabilitation for Hank's C Store.

Executive Summary:

Project Description:

THE ACQUISITION OF AND REDEVELOPMENT OF VACANT LOT BY CONSTRUCTION OF HANK'S CONVENIENCE STORE TO INCLUDE A BUILDING, CANOPY, PUMPS, CONCRETE DRIVES AND PIPING.

The use of Tax Increment Financing to aid in acquisition and rehabilitation expenses associated with redevelopment of Lot Three Auto Haus Second Subdivision to the city of Lexington, Dawson County, Nebraska, will incent significant investment in a vacant lot. The total project is estimated to cost \$3,400,000. The investment will allow for development of a vacant lot and provide an impetus for further development. As part of the redevelopment, a new C-store will be constructed. This project is not financially feasible due to the site cost and spiraling construction costs. As a retail facility, the developer cannot generate a sufficient return to justify this level of investment. This project would not be feasible without the use of TIF and will not be financed without a grant funded by tax increment financing.

TSTB, LLC will acquire and redevelop the site. The redeveloper is responsible for and has provided evidence that it can secure adequate debt financing to cover the costs associated with the rehabilitation of this property, subject to receipt of tax increment financing. The CDA is requested to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2025 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

Legal Description: Lot Three Auto Haus Second Subdivision to the City of Lexington, Dawson County, Nebraska.

Existing Land Use is shown below.



The tax increment will be captured for the tax years the payments for which become delinquent in years 2026 through 2041 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this property as permitted in the C3 Highway Commercial Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the CDA hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by 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 all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the CDA to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such CDA for financing or refinancing, in whole or in part, a redevelopment project.

When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the CDA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CDA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Lexington City Council.

The Lexington City Council received a substandard and blight analysis for the Redevelopment Area, and declared the Area substandard and blighted and in need of redevelopment after compliance with the requirements of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Lexington adopted a Comprehensive Plan in 2013. This redevelopment plan and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the redeveloper to rehabilitate Area for permitted uses on this property as defined by the current and effective zoning regulations.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

The Redevelopment Plan does require site acquisition. There is no proposed acquisition by the CDA.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not require demolition.

c. Future Land Use Plan

Exhibit A, attached hereto is a map showing the Future Land Use Plan for the Redevelopment Area after rehabilitation. Exhibit B, attached hereto shows the exterior view on completion.

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned C-3 Highway Commercial. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated.

e. Site Coverage and Intensity of Use

The redeveloper constructing a new building and adding 6,631 square feet of building coverage to the site.

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Electric utilities are sufficient for the proposed use of this building. No other utilities would be impacted by the development. No other utilities would be impacted by the development.

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.

The redeveloper will not be required to relocate individuals or families as part of the site redevelopment.

5. No member of the CDA, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

No members of or staff of the CDA have any interest in this property.

6. Section 18-2114 of the Act requires that the CDA consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The redeveloper will acquire the property for \$500,000. The total project is estimated to cost \$3,400,000 including the site purchase. The property will not be acquired by the CDA.

b. Statement of proposed method of financing the redevelopment project.

The redeveloper will provide all necessary financing for the project. The CDA will assist the project by granting the sum of \$457,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2026 through December 2041.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, the CDA shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which 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, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The CDA has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring blighting conditions due to site obsolescence.

8. Time Frame for Development

Development of this project is anticipated to begin in May of 2024. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year.

9. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the CDA 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.* (2022), the City of Lexington has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$899,700 (\$457,000 in principal and \$442,700 in interest) in public funds from tax increment financing provided by the Lexington Community Development Agency will be required to complete the project. This investment by the CDA will leverage \$2,943,000 in private sector financing; a private investment of \$3.27 for every TIF or grant dollar invested.

Description	TIF	Private	Total
Site purchase	\$457,000	\$ 43,000	\$ 500,000
Construction	\$	\$2,900,000	\$ 2,900,00
TOTAL	\$457,000	\$2,943,000	\$3,400,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$26,585. Based on the 2023 levy this would result in a real property tax of approximately \$444.38. It is anticipated that the assessed value will increase by \$3,373,415 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$60,000 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2024 assessed value:	\$ 26,585
Estimated value after completion	\$3,400,000
Increment value	\$3,373,415
Annual TIF generated (estimated)	\$ 60,000
TIF bond issue	\$ 457,000

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

Tax shifts will be equal to the combined principal and interest on the TIF Note of \$899,700

(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. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. 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;

This project will add up to 8 full time jobs.

(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 redevelopment project; and

This project will is not expected to have a negative impact on other employers in any manner different from any other expanding business within the Lexington area.

(e) Impacts on student populations of school districts within the City or Village:

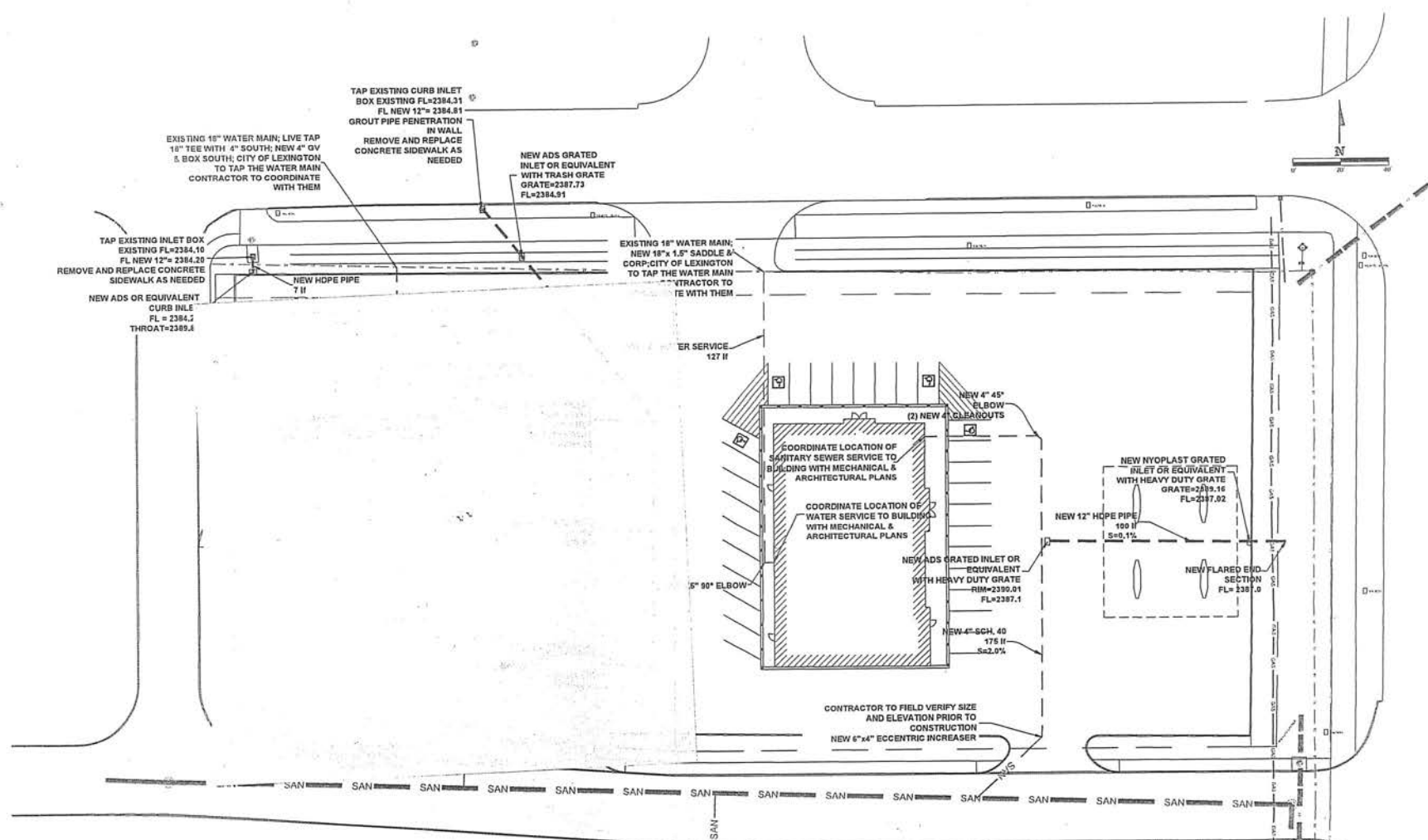
This development will have a minimal impact on the Lexington School system as it will likely not result in any increased attendance.

(f) Any other impacts determined by the CDA to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project should generate more sales tax revenue for the city based on increased sales.

Exhibit A

Future Land Use After Rehabilitation



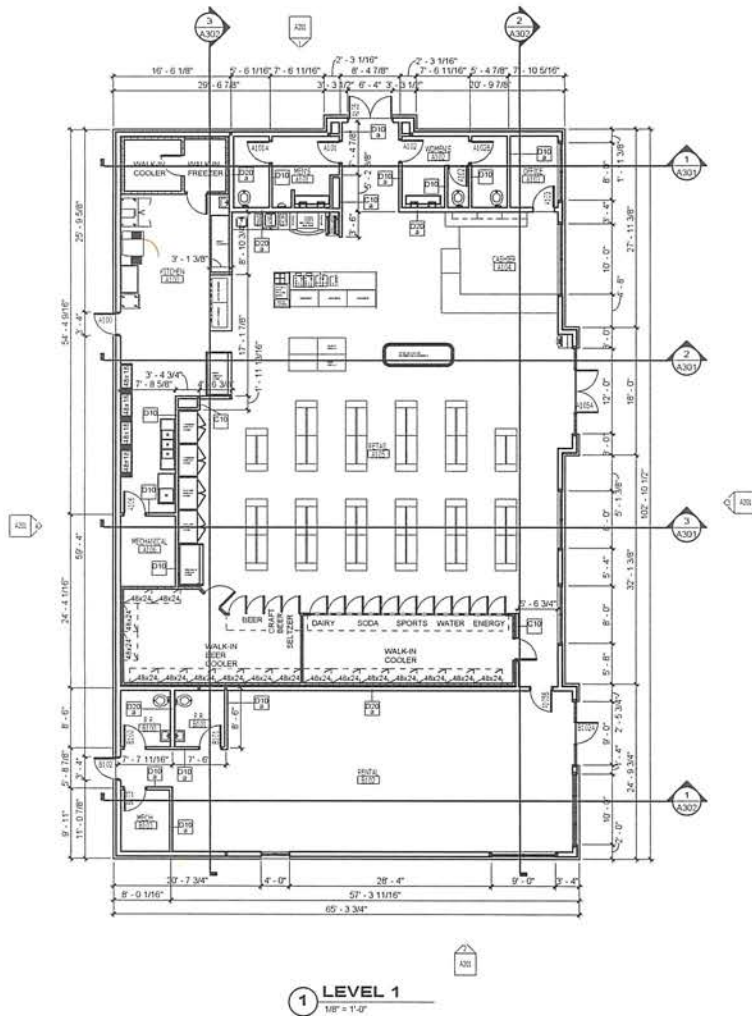
- NOTES:**
1. ALL UTILITY WORK TO MEET CITY OF LEXINGTON AND STATE OF NEBRASKA STANDARDS.
 2. WATER SERVICES LOCATIONS AND SIZES ARE UNKNOWN. COORDINATE WITH CITY OF LEXINGTON.
 3. WATER AND SEWER SERVICES TO MEET CITY OF LEXINGTON STANDARDS. COORDINATE WATER AND SEWER CONNECTIONS WITH CITY OF LEXINGTON.
 4. FIELD LOCATE SEDIMENT & OIL SEPARATOR, CLEANOUTS, WATER METERS. SEE MEP PLANS FOR DETAILS.

UTILITY PLAN



PROJECT:	REVISIONS:
DRAWN BY:	CHECKED BY:
DATE:	
SCALE:	
SCALE: As Shown	
SHEET: C-1	

Exhibit B
Exterior Rendering



2 3D View 3



3 3D View 3 Copy 1

GENERAL NOTES

1. RE CODE PLAN FOR ANALYSIS AND FIRE RATINGS
2. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
3. INTERIOR DIMENSIONS ARE FROM CENTER OF STUD, FACE OF MASONRY, OR FACE OF CONCRETE. WHERE DIMENSIONS ARE NOTED CLEAR DIMENSIONS ARE TO FINISH FACES.
4. REFER TO SHEET A001 FOR WALL TYPES. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS. WALL ARE TO TERMINATE AT STRUCTURAL DECK UNLESS NOTED OTHERWISE.
5. PROVIDE BLOCKING AT ALL ACCESSORIES, INCLUDING BUT NOT LIMITED TO GRAB BARS, HARDWARE AND WALL HUNG CABINETS.
6. ROOM NUMBERS SHOWN ON TENDRAWINGS ARE FOR CONSTRUCTION REFERENCE ONLY. "FINAL" ROOM NUMBERS FOR SIGNAGE, ALARM SCHEDULES, PANEL SCHEDULES, ETC. BE ISSUED AT A LATER DATE AND SHALL BE APPROVED BY THE OWNER.
7. IT IS THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO REVIEW ALL OF THE DRAWINGS INCLUDING ARCHITECTURAL, FOR WORK UNDER THEIR RESPECTIVE CONTRACTS. ROOF PLANS AND RCP'S DESCRIBE MECHANICAL AND ELECTRICAL WORK DIAGRAMMATICALLY AS DO TO THE ARCHITECTURAL DRAWINGS. NO EXTRAS WILL BE ALLOWED FOR WORK SHOWN IN ANY PART OF THESE DRAWINGS, OR DESCRIBED IN ANY PART OF THE PROJECT MANUAL.
8. FLOOR DRAINS TO BE SET 3/4" BELOW FINISH FLOOR.



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CONSTRUCTION DOCUMENTS

HANK'S CONVENIENCE STORE
for
TSTB, LLC

PROJECT #: N-1323

DATE: 1-26-24

DRAWN: RDS

REVISIONS

NO.	DATE	DESCRIPTION

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JOSEPH R. HEWGLEY &
ASSOCIATES, INC.



SHEET
A101