

PLANNING COMMISSION AGENDA
Wednesday, April 9, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn, Robert Rapp, John Lounsbury, Mike Wojcik, Martin Hohenstein, Gary Ogden, Tim Pickinpaugh, Jared Langel, Amber Munoz and Jeff Lantz)
3. OPEN MEETING ACT
A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

4. MINUTES
Approve the minutes of March 12, 2025, and March 26, 2025, Planning Commission meetings.
5. UNFINISHED BUSINESS
6. NEW BUSINESS
A. Public Hearing Resolution 2025-01 First Amendment to the Redevelopment Plan for the Hans Residential Redevelopment Project

7. ANNOUNCEMENTS
8. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
3/12/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 3/12/2025.

CALL TO ORDER

Kent Zimmerman called the meeting to order at 4:05 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Lantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes and Joe Conley

NOTICE OF PUBLICATION

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

OPEN MEETINGS ACT

Kent Zimmerman stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

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APPROVE MINUTES

Martin Hohenstein moved Robert Rapp seconded to approve the minutes of the December 11, 2024 and January 22, 2025, Planning Commission meeting. Motion Carried with Rapp, Wojcik, Hohenstein, Langel and Lantz. Voting no: None.

Corrections: None

◆ *Sign minute book*

AGENDA ITEM: 6a. Public Hearing Final Plat Blom Addition, a new 2 lot residential subdivision located near 1491 Lake Avenue, legally described as follows:

A TRACT OF LAND LOCATED IN THE SW1/4 NW1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST, IN DAKOTA COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SW1/4 NW1/4 IN SAID SECTION 7; THENCE SOUTHERLY ON AN ASSUMED BEARING OF S03°52'26"E (WITH ALL SUBSEQUENT BEARINGS REFERENCED THEREFROM) FOR A DISTANCE OF 700.60 FEET TO THE SE CORNER OF TRACT 3 AND THE POINT OF BEGINNING; THENCE CONTINUING S03°52'26"W ALONG SAID LINE FOR A DISTANCE OF 433.98 FEET; THENCE S86°06'36"W FOR A DISTANCE OF 301.06 FEET; THENCE N03°53'20"W FOR A DISTANCE OF 433.98 FEET TO THE SW CORNER OF TRACT 3; THENCE N86°06'36"E ALONG THE SOUTH LINE OF TRACT 3 FOR A DISTANCE OF 301.17 FEET TO A POINT ON THE EASTERLY LINE OF THE SW1/4NW1/4 AND THE POINT OF BEGINNING.

Kent Zimmerman opened the public hearing to comment. No one came forward to speak on the issue and the public hearing was closed. Staff gave an overview of what is going on in Lake Avenue.

Robert Rapp moved and Jared Langel seconded to send a favorable recommendation to city council for the Final Plat Blom Additions, a new lot residential subdivision located near 1491 Lake Avenue. Motion carried with Rapp, Wojcik, Hohenstein, Langel and Lantz voting aye. Voting no: None.

AGENDA ITEM: 6b. Public Hearing Final Plat Harvest Meadows Second Addition. This is the second phase of the Harvest Meadows Addition consisting of 21 low density residential lots. Legally described as follows.

PART OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID HANS ADDITION, THENCE S89°46'10"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID HANS ADDITION, A DISTANCE OF 357.97 FEET TO THE NORTHWEST CORNER OF HARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, LOCATED IN PART OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7; THENCE S01°31'31"E ON THE WEST LINE OF SAID HARVEST MEADOWS FIRST ADDITION, A DISTANCE OF 913.12 FEET TO THE SOUTHWEST CORNER OF SAID HARVEST MEADOWS FIRST ADDITION; THENCE S56°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 423.12 FEET TO THE SOUTHWEST CORNER OF SAID HANS ADDITION; THENCE N01°31'31" ON THE WEST LINE OF SAID HANS ADDITION, A DISTANCE OF 1149.93 FEET TO THE POINT OF BEGINNING, CONTAINING 8.47 ACRES MORE OR LESS.

Kent Zimmerman opened the public hearing to comment. No one came forward to speak on the issue and the public hearing was closed. Staff spoke briefly on pavement issues that need are being corrected.

Robert Rapp moved and Jared Langel seconded to a favorable recommendation to the city Council on the Final Plat Harvest Meadows Second Addition Motion carried with Rapp, Wojcik, Hohenstein, Langel and Lantz. Voting no: None.

AGENDA ITEM: 7 Announcements:

Kent Zimmerman stated there will be agenda packets going out regarding the Veterans Victory Development on Riverview and Arbor Drive.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp and Jeff Lantz seconded to adjourn the meeting at 4:28 o'clock P.M.

CHAIRMAN

VICE CHAIRMAN

I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

SECRETARY

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
3/26/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 3/26/2025.

CALL TO ORDER

Kent Zimmerman called the meeting to order at 4:10 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Lantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes

NOTICE OF PUBLICATION

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

OPEN MEETINGS ACT

Chairman Arlan Kuehn stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

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APPROVE MINUTES

No quorum, no formal action taken.

- ◆ *Sign minute book*

AGENDA ITEM: 6a. Public Hearing 615 West 15th Street Conditional Use Residential in a Commercial Zoning District. The property owner is requesting a conditional use permit to construct a single-family dwelling in a commercial C3 zoning district legally described as Lots 25 & 26 Block 5 Martins Addition.

Those commission members present discussed the conditional use request for 615 W 15th Street and the consensus was favorable to the request. No quorum, no formal action taken.

AGENDA ITEM: 6b. Public Hearing 204 West 22nd Street Conditional Use Residential in a Commercial Zoning District. The property owner is requesting a conditional use permit to convert an existing single-family dwelling into a two-family dwelling commercial C3 zoning district legally described as Lots 4 and East ½ of Lot 5 Block 20 Moans Addition.

Those commission members present discussed the 204 W 22nd Street conditional use residential in a commercial zoning district and the consensus was favorable to the request. No quorum, no formal action taken.

AGENDA ITEM: 6c. Public Hearing Rezoning 1100 Arbor Drive, Rezone from residential R2b to Mixed Use MU. The property owner is requesting a rezoning of approximately 20 acres from residential R2b to Mixed Use MU. The project consists of 300 apartments, two business office buildings, garages, and community learning center on one entrepreneurial campus – all High-Tech custom built and operated in an energy efficient way through Smart City GTSG Global Advantage Technology and broadband tied to the satellites, and solar/wind collection backed up by a battery and charging stations for electric cars. The community center includes a training room, safe room, clubhouse and restrooms /showers for swimming pool users. The mixed-use buildings will be built with aging in place as a lifestyle with ADA compliance and as many energy-efficient materials as feasible and affordable. The buildings will be designed in a way that accommodates accessibility to services provided by small businesses operating on site. The Design-Build process will include the documentation of policies and procedures that can be used to build the other 11 projects in the VWSBC franchise in other cities.

Legal Description:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF GOVERNMENT LOT 2 OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE NINE (9) EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 22, AND ASSUMING THE WEST LINE OF SAID SE1/4 NW1/4 TO HAVE A BEARING OF N 01°52'32"W; THENCE N 01°48'41"W, A DISTANCE OF 32.93 FEET TO A 3/4" REBAR W/PSC, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 01°52'38"W, AND ON SAID WEST LINE, A DISTANCE OF 867.28 FEET TO A 5/8" REBAR, SAID POINT BEING THE NORTHEAST CORNER OF LOT 17, ARBOR ACRES 4TH FILING AND ALSO BEING ON THE SOUTHERLY R.O.W. LINE OF ARBOR DRIVE; THENCE N59°09'41"E, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, A DISTANCE OF 72.04 FEET TO A 5/8" REBAR, SAID POINT BEING A POINT OF CURVATURE; THENCE

AROUND A CURVE IN A CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A DELTA ANGLE OF 33°56'20", HAVING A RADIUS OF 760.00 FEET, AND A CHORD BEARING N75°53'41"E, A CHORD DISTANCE OF 443.63 FEET TO A 3/4" REBAR W/PSC #623; THENCE S87°23'48"E AND ON SAID SOUTH R.O.W. LINE OF ARBOR DRIVE, A DISTANCE OF 186.70 FEET TO A 3/4" REBAR W/ PSC #623, SAID POINT BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A DELTA ANGLE OF 19°44'05", HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING N82°53'01"E, A CHORD DISTANCE OF 219.35 FEET TO A 3/4" REBAR W/PSC #623; THENCE S01°52'30"E, A DISTANCE OF 1003.93 FEET TO A 3/4" REBAR W/PSC #623, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET; THENCE S88°15'33"W, AND ON SAID NORTH R.O.W. LINE OF 17TH STREET, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 20.14 ACRES, MORE OR LESS.

Kent Zimmerman opened the public hearing to comment, present in the meeting to speak on the project was Kim Kuhle to discuss and answer any questions from the board regarding this project. She stated that this project would be about building a community, in turn promoting a healthy lifestyle, will be building small business offices that would be heavily targeted to government contracting which in turn would create a lot of jobs.

When asked if the properties would be rentals or if they will be sold, Kim stated the properties would be rental properties for 10 years and renters would have the opportunity to rent to own. Board members questioned if the first 75 homes would be veteran priority to which Kim stated no it would be based off a waiting list that they will have. Board members brought up the concerns of the proposal supplied to committee asking where the 75 Single family homes come inn; Ms. Kuhle stated that the 75 homes was part of the original development authority agreement and they have not offered the money to Roy Perry yet to purchase the land or if he would be allowing them to build some or half of the single family houses on his land.

Readdressing the single families houses, board member Rapp brought up the concern from housing meeting that was held; was that first the single family homes would be the ones being built and then the multi family homes which is now different to what is being discussed during this meeting and the concern is that the single houses never get completed, and was unsettled with the fact that the land has not been purchased.

Rapp questioned if the property was ground tiff already, Economic Development Director Oscar Gomez was present to answer questions reading tiff funds, he stated the agreements on tiff funds were approved in two different sections, one being the apartments and the second contract is the 75 single family homes. He discussed the conditions of both contracts. Stated that in the contract with the apartments there is a stipulation of a 4 to 1 ration; for every four apartments they have to create a single-family house. And if the houses are not built but apartment are then no tiff funds will be awarded.

After discussing the project and addressing concerns and questions from the bord, no quorum, no formal action was taken, will continue to public works and then council.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp and Jeff Lantz seconded to adjourn the meeting at 4:40 o'clock P.M.

CHAIRMAN

VICE CHAIRMAN

I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

SECRETARY

RESOLUTION NO. 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HANS RESIDENTIAL REDEVELOPMENT PROJECT," TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA.

WHEREAS, the Mayor and City Council for the City of South Sioux City, Nebraska (the "City"), previously approved and adopted a redevelopment plan entitled, "Redevelopment Plan for the Hans Residential Redevelopment Project," for redevelopment in a blighted and substandard area in the City (the "Redevelopment Plan"), all in accordance with Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"); and

WHEREAS, an amendment to the Redevelopment Plan, attached hereto and incorporated herein as Exhibit 1 (the "Plan Amendment"), was submitted to the Planning Commission of the City for its review and recommendation, in accordance with the Act; and

WHEREAS, on April 9, 2025, the Planning Commission held a duly noticed public hearing on the Plan Amendment; and

WHEREAS, pursuant to the Act, the Planning Commission reviewed the Plan Amendment for its conformity to the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

WHEREAS, after public hearing and review of the Plan Amendment, the Planning Commission determined that the Plan Amendment conformed to and met the objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA:

Section 1. Based upon the foregoing and the substantial evidence in the record of this proceeding, the Planning Commission determines that the Plan Amendment conforms to and meets the objectives of the Comprehensive Plan of the City.

Section 2. The Planning Commission recommends approval and adoption of the Plan Amendment to the Mayor and Council of the City.

INTRODUCED BY _____

PASSED AND ADOPTED THIS 9TH DAY OF APRIL, 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT 1
Plan Amendment

(See attached)

**FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE HANS RESIDENTIAL REDEVELOPMENT PROJECT**

SOUTH SIOUX CITY, NEBRASKA

**PREPARED JANUARY, 2025
FOR
THE COMMUNITY DEVELOPMENT AGENCY OF
SOUTH SIOUX CITY, NEBRASKA**

1. Introduction

The Mayor and City Council for the City of South Sioux City, Nebraska (the "City"), previously approved and adopted a redevelopment plan entitled "Redevelopment Plan for the Hans Residential Redevelopment Project" for redevelopment in a blighted and substandard area in the City (the "Redevelopment Plan").

This amendment to the Redevelopment Plan ("Amendment") sets forth certain information relating to and incorporating Phase Two of the Redevelopment Project, as Redeveloper wishes to begin construction of Phase Two following the approval of this Amendment. This Amendment incorporates the terms of the Redevelopment Plan as if fully set forth herein; provided, however, that if the terms of this Amendment conflict with the Redevelopment Plan, this Amendment shall control. Any capitalized terms not otherwise defined herein shall have the meaning set forth in the Redevelopment Plan.

2. Incorporation of Phase Two

The second phase of the Redevelopment Project ("Phase Two") is anticipated to consist of approximately 21 single-family homes and all infrastructure and public improvements necessary to service the same, inclusive of the Phase Two Public Improvements (defined below). Construction of the remainder of the Redevelopment Project (referred to herein as the "Subsequent Phases") is speculative at this time, and will largely depend upon the success of Phase One and Phase Two. Accordingly, it is anticipated that the details pertaining to the Subsequent Phases, including but not limited to the amount of TIF authorized with respect thereto, will be incorporated via additional amendment(s) to the Redevelopment Plan. A preliminary site plan for Phase Two is attached hereto and incorporated herein as Exhibit 1. Exhibit 1 shall supplement Exhibit C of the Redevelopment Plan.

Phase Two's construction schedule will depend on the rate that the houses are sold, subject to market conditions and demand. Redeveloper anticipates that it will complete Phase Two in annual subphases, over the course of approximately two to three years. Notwithstanding, the anticipated start dates and completion dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. Additionally, if, due to market conditions or other extraneous factors, Redeveloper, in its reasonable discretion, determines that it is not economically viable to construct Subsequent Phases, Redeveloper may limit the Redevelopment Project to the construction of Phase One and Phase Two only.

The total estimated costs of Phase Two of the Redevelopment Project are \$10,200,340. A breakdown of the estimated costs of Phase Two are attached hereto and incorporated herein as Exhibit 2. Exhibit 2 shall supplement Exhibit D of the Redevelopment Plan.

3. Public Improvements; City Contribution

Phase Two requires significant infrastructure improvements and other public improvements. These improvements will include, but are not limited to (collectively referred to herein as the "Phase Two Public Improvements"):

- Site preparation and grading;
- Paving of new public streets, consisting of "X" Street, running north to south between 142nd Street and Old US Hwy 20, and "Y" Street, running east to west between "X" Street and the western boundary of Phase Two, as shown on the site plan;
- Instillation of storm sewer;
- Installation of sanitary sewer;
- Water main installation; and
- Hydrant installation.

As part of Phase Two of the Redevelopment Project, the City will contribute lesser of: sixty percent (60%) of the Phase Two Public Improvements, or \$837,366. As set forth in further detail below, it is anticipated that the City will capture a portion of the TIF Revenues generated from Phase Two in consideration of its contribution towards the Phase Two Public Improvements.

The anticipated TIF-eligible costs (inclusive of the Phase Two Public Improvements) for Phase Two are listed in Exhibit 3, attached hereto and incorporated herein. Exhibit 3 shall supplement Exhibit E of the Redevelopment Plan.

4. Phase Two Sources and Uses of Financing

Based upon the projections provided in Exhibit 3, the Agency and Redeveloper contemplate issuance of one or more TIF bonds or notes in an aggregate principal amount of \$1,609,000 (the "Phase Two TIF Indebtedness"). The Phase Two TIF Indebtedness shall bear interest at a rate of 5.00% per annum. Notwithstanding, the final principal and interest amount comprising the Phase Two TIF Indebtedness shall be determined by the Agency and set forth in the Redevelopment Contract entered into by Redeveloper and the Agency, with respect to Phase Two.

The Phase Two TIF Indebtedness and the TIF Revenues paid as debt service thereon will be split between Redeveloper and the City. In relation thereto, it is anticipated that the Agency will issue Phase Two TIF Indebtedness to the City in the amount of the City's monetary contribution towards the Phase Two Public Improvements, and will issue the balance of the Phase Two TIF Indebtedness authorized hereunder to Redeveloper. It is further contemplated that, for as long as the Phase Two TIF Indebtedness issued to the City is outstanding, 60% of the TIF Revenues collected from the entire Project Site will be pledged towards the TIF Indebtedness (for any phase) held by the City, and 40% will be pledged towards the TIF Indebtedness held by Redeveloper. Upon payment in full of all TIF Indebtedness held by the City, as applicable, 100% of the TIF Revenues will be pledged towards the TIF Indebtedness held by Redeveloper for the remainder of the statutory TIF period or until Redeveloper's TIF Indebtedness is paid in full, whichever occurs first. The specific terms and details related to the foregoing will be set forth in, and governed by, the Redevelopment Contract entered into between Redeveloper and the Agency with respect to Phase Two.

The total estimated cost of Phase Two is \$10,200,340. The City will finance its portion of the costs related to the Phase Two Public Improvements via appropriate bond issuance. Redeveloper will

finance the balance of the costs via a mix of owner's 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.

5. Phases Treated as Part of Single Project

The City and Redeveloper are unable to undertake construction of the public infrastructure and improvements but-for the approval of the entire Redevelopment Project and, likewise, the Subsequent Phases of the Redevelopment Project would not occur but-for the initial improvements associated with Phase One and Phase Two. Accordingly, the Redevelopment Plan and this Amendment contemplates that the costs and expenses of all the TIF-eligible improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, the City may apply the TIF Revenues generated from each phase of the Redevelopment Project toward the payment of the eligible expenses of the entire Redevelopment Project, if necessary, irrespective of which phase the TIF Indebtedness, and the TIF Revenues allocated for debt payment on the same, is associated with. For example, any TIF Revenues generated from the private improvements constructed as part of Phase Two may be allocated towards the reimbursement of eligible cost expenditures incurred as part of any phase of the Redevelopment Project, as well as the TIF Indebtedness associated with any phase of the Redevelopment Project, and vice versa, in the Agency's reasonable discretion.

6. Headings

Headings of sections of this Amendment and the exhibits attached hereto are for convenience of reference only and do not form a part of the Redevelopment Plan, nor do they in any way modify the Redevelopment Plan except as otherwise provided in this Amendment.

Exhibit 2
Phase Two Estimated Construction Costs
(Supplement to Exhibit D of Redevelopment Plan)

Phase Two:

Land Acquisition (Phase Two only):	\$270,000
Site work and grading:	\$167,040
Road Improvements:	\$549,250
Storm Sewer:	\$93,890
Sanitary Sewer:	\$355,960
Water Main:	\$193,200
Hydrants:	\$36,000
Electric and Telecommunications:	\$345,000
Architectural & Engineering Fees:	\$175,000
Other Professional Fees:	\$125,000
Home Construction Hard Costs:	\$7,875,000
City Legal Fees:	\$15,000
Contingency:	TBD
City Administrative Fee:	TBD
TOTAL:	\$10,200,340

* The above construction cost estimates are preliminary in nature and subject to change.

Exhibit 3
Phase Two Sources and Uses of TIF
(Supplement to Exhibit E of Redevelopment Plan)

PHASE TWO USES:

Land Acquisition (Phase Two only):	\$270,000
Site work and grading:	\$167,040
Road Improvements:	\$549,250
Storm Sewer:	\$93,890
Sanitary Sewer:	\$355,960
Water Main:	\$193,200
Hydrants:	\$36,000
Electric and Telecommunications:	\$345,000
Architectural & Engineering Fees:	\$175,000
Other Professional Fees:	\$125,000
City Legal Fees:	\$15,000
Contingency:	TBD
City Administrative Fee:	TBD
TOTAL:	\$2,325,340

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

PHASE TWO SOURCES:

Phase Two Assumptions:

Base Value/Unit:	\$8,000
Number of Units:	21
Total Base Value:	\$168,000
Final Value/Unit:	\$400,000
Total Final Value:	\$8,400,000
Tax Levy:	1.886993%
TIF Revenues Generated:	\$2,306,760
Phase Two TIF Indebtedness:	\$1,609,000
Interest Rate:	5.00%

* The above "sources" for Phase Two are estimates based upon the assumptions listed herein and are subject to change.

