

APPLICATION FOR TAX INCREMENT FINANCING  
CITY OF KIMBALL, NEBRASKA

Please note that this application must be completed prior to submission to the City of Kimball, Nebraska (the "City"). You should attach additional pages when necessary. The applicant (referred to herein as "Redeveloper") or a designated representative must be present at the Community Redevelopment Authority of the City (the "CRA"), Planning Commission, and City Council meetings to answer any questions related to the project. Proper notice of both meetings will be given to applicants by City staff. **Failure to complete any of these application requirements may result in ineligibility for or delay of approval of Tax Increment Financing ("TIF").**

- 1. Please state, the name, address, telephone number and email address of the Redeveloper(s) (the applicant). If the Redeveloper is a business entity, please include the name of the designated representative of the business and the position title.**

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- 2. Please describe the property to be redeveloped (the "Project Site") by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. Please attach a map of the Project Site.**

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- 3. Please describe the existing use and condition of the Project Site, and a description of the proposed project for redevelopment of the Project Site.**

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**4. If you do not currently own the Project Site, please explain your plan for acquiring the Project Site, including whether you have a current agreement to acquire the Project Site.**

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**5. Please describe the plan for redevelopment on the Project Site. In your description, please address (please include your answers in an attached document):**

- A. Site plan showing the proposed land uses after redevelopment.
- B. The necessity of and plan to demolish or remove structures.
- C. Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).
- D. Standards of population densities in the Project Site expected after redevelopment.
- E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.
- F. A statement of any planned subdivision to the Project Site.
- G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.
- H. Employment within the Project Site before and after redevelopment.
- I. A statement detailing the impacts on student populations resulting from the project.
- I. Any other information you deem relevant.

**6. Please itemize your estimated project costs (if available, please attach copies of bids or estimates to support estimated project costs):**

- A. Land Acquisition (if applicable): \$ \_\_\_\_\_
- B. Site Preparation (itemize): \$ \_\_\_\_\_
- C. Building Cost: \$ \_\_\_\_\_
- D. Architectural & Engineering Fees: \$ \_\_\_\_\_
- E. Legal Fees: \$ \_\_\_\_\_
- F. Financing Costs: \$ \_\_\_\_\_
- G. Broker Costs: \$ \_\_\_\_\_
- H. Contingencies: \$ \_\_\_\_\_
- I. Other (itemize): \$ \_\_\_\_\_

**TOTAL** \$ \_\_\_\_\_

**7. Please itemize your TIF-eligible project costs (please attach copies of bids or estimates to support estimated project costs):**

- A. Land Acquisition (if applicable): \$ \_\_\_\_\_
- B. Site Preparation (itemize): \$ \_\_\_\_\_
- C. Infrastructure/Public Improvements (itemize): \$ \_\_\_\_\_
- D. Architectural & Engineering Fees: \$ \_\_\_\_\_
- E. Legal Fees: \$ \_\_\_\_\_
- F. Other (itemize): \$ \_\_\_\_\_

**TOTAL** \$ \_\_\_\_\_

**8. Please list the names and addresses of all known architects, engineers, and contractors who will be involved with the project.**

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**9. Please itemize the following regarding the valuation of the Project Site:**

- A. Total estimated assessed valuation of Real Property at completion:
- B. Latest property valuation (from R.E. Tax Statement):

**10. Please itemize your projected sources of financing for the project (please include a construction pro forma if available):**

- A. Equity: \$ \_\_\_\_\_
- B. Bank Loan: \$ \_\_\_\_\_
- C. TIF: \$ \_\_\_\_\_
- D. Other (itemize): \$ \_\_\_\_\_

**TOTAL** \$ \_\_\_\_\_

**11. Please set forth your Project schedule.**

- A. Expected acquisition date (if applicable):
- B. Demolition start date (if applicable):
- C. Construction start date:
- D. Construction completion date:
- E. If the project is phased, please detail progression and construction schedule for phasing:

**12. Please name any other municipality wherein you, or other entities the applicant has been involved with, has completed developments within the last five years.**

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**13. Tax Increment Financing Request:**

- A. Describe amount and purpose for which TIF is required:

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- B. Statement of necessity for use of TIF:

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C. Have you filed or do you intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Project Site?

\_\_\_\_\_Yes

\_\_\_\_\_No

D. If your answer to the previous question 12.C is “Yes,” does such application include, or will such application include, as one of the tax incentives, a refund of the City’s local option sales tax revenue?

\_\_\_\_\_Yes

\_\_\_\_\_No

E. If your answer to question 12.C is “Yes,” has the application been approved under the Nebraska Advantage Act?

\_\_\_\_\_Yes

\_\_\_\_\_No

(REMAINDER OF PAGE INTENTIONALLY BLANK)

By submitting this application, the undersigned unconditionally represents, warrants, and agrees as follows:

1. I certify that the facts and estimates set forth in this application for TIF are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.
2. I understand that the City may request additional information it deems relevant and that submitting this application does not guarantee a grant of TIF. All TIF grants are conditional upon (1) approval by the appropriate City authorities and (2) the execution of a contract between Redeveloper and the CRA. Additionally, I understand and agree that any of the requests or proposals made in this application are not binding upon the City or CRA, and the City and/or CRA maintain the authority and discretion to require Redeveloper to modify or alter the proposed redevelopment project as a condition of their approval and/or as a condition of the CRA entering into a redevelopment contract with Redeveloper with respect to the redevelopment project detailed herein.
3. I agree to maintain all project related receipts beginning at submission of this application and concluding three (3) years subsequent to final payment of TIF for audit purposes.
4. I agree to reimburse the CRA for its legal expenses incurred in the amount of \$15,000 for single-phased projects and \$18,000 for multi-phased projects, and that such reimbursement shall become due and owing in the amounts and at the times specified in the redevelopment contract between Redeveloper and the CRA. Notwithstanding the foregoing, in the event TIF is not approved for the proposed project, for any reason, I understand and agree that I will still be responsible for reimbursing the CRA for its actual legal expenses incurred up to the point of the request's denial, withdrawal or abandonment.

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Applicant Name

Signature

Date