



**RALSTON COMMUNITY REDEVELOPMENT AUTHORITY (CRA)  
PRELIMINARY APPLICATION FOR TAX INCREMENT FINANCING**

1. Name of developer:\_\_\_\_\_. If developer is a corporation, partnership, limited liability company or other entity, please attach first page of articles showing exact business name.

Mailing address:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact person:\_\_\_\_\_

Email address:\_\_\_\_\_

Telephone No.:\_\_\_\_\_

Fax No.:\_\_\_\_\_

2. Name of construction company (if different from developer):

Mailing address:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact person:\_\_\_\_\_

Email address:\_\_\_\_\_

Telephone No.:\_\_\_\_\_

Fax No.:\_\_\_\_\_

3. Name of architect:

Mailing address:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact person:\_\_\_\_\_

Email address:\_\_\_\_\_

Telephone No.:\_\_\_\_\_

Fax No.:\_\_\_\_\_

4. Name of engineer:

Mailing address:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact person:\_\_\_\_\_

Email address:\_\_\_\_\_

Telephone No.:\_\_\_\_\_

Fax No.:\_\_\_\_\_

5. Name of developer's attorney:

Mailing address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact person: \_\_\_\_\_

Email address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

6. Briefly describe your proposed project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. What is the legal description of the property you intend to improve?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. What is the property street address? \_\_\_\_\_

\_\_\_\_\_

9. Has this property already been declared blighted and substandard? \_\_\_\_\_

10. What is the current assessed value of this property? \$ \_\_\_\_\_

11. What is the current amount of real property tax on this property? \$ \_\_\_\_\_

12. When do you wish to begin construction? \_\_\_\_\_

13. When do you anticipate the project will be ready for occupancy? \_\_\_\_\_

\_\_\_\_\_

14. What is the current zoning for this property? \_\_\_\_\_

15. What is the current use of the property? \_\_\_\_\_

\_\_\_\_\_

16. What is the proposed use of the property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Will the project require that the property be subdivided? \_\_\_\_\_

18. Will the project require lot consolidation? \_\_\_\_\_

19. Will your project require a zoning change? \_\_\_\_\_

20. Will your project require a change to the current street layout? \_\_\_\_\_

21. Will your project require a conditional use permit? \_\_\_\_\_

22. Will your project require a variance to any city ordinance or building code? \_\_\_\_\_

23. If you answered yes to #'s 17, 18, 19, 20, 21, or 22 please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

24. What is the flood plain designation for this property? \_\_\_\_\_

25. Attach a map showing the existing uses, conditions and improvements on the Property. (The map shall be attached to the redevelopment plan but must be a separate document that can stand alone.)

26. Attach a proposed site plan showing: (The site plan shall be attached to the redevelopment plan but must be a separate document that can stand alone.)

- Scale, directions, boundary lines, easements, and setbacks;
- Location, size and use of proposed structures;
- Location of all other applicable proposed improvements, including but not limited to, streets and sidewalks, parking and loading areas, street and sidewalk layouts, sewers and utilities, fencing or screening, landscaping and lighting;
- Drainage and contours at no greater than five-foot intervals;
- Name of person or company preparing the site plan.

27. Check the box for any needed change or addition to public improvements required by your project. For each needed item, provide a brief explanation.

- ☐ Street paving \_\_\_\_\_
- ☐ Curb \_\_\_\_\_
- ☐ Gutter \_\_\_\_\_
- ☐ City water extension \_\_\_\_\_
- ☐ Sewer extensions \_\_\_\_\_
- ☐ Drainage/storm sewer \_\_\_\_\_
- ☐ Sidewalk \_\_\_\_\_
- ☐ Public parking \_\_\_\_\_
- ☐ Additional traffic controls \_\_\_\_\_
- ☐ Street furniture \_\_\_\_\_
- ☐ City electrical lines \_\_\_\_\_
- ☐ Landscaping \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Additional space to explain any box checked above: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

28. What is your estimated total cost of the project for:

Public improvements? \$ \_\_\_\_\_

Construction? \$ \_\_\_\_\_

29. Estimate the valuation for the project after redevelopment and explain your methodology: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
30. Describe your proposed method and estimated cost for acquisition and preparation of the redevelopment project area: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
31. Describe your proposed method of financing the redevelopment project, including the terms of any loans. Attach any preliminary commitment letters verifying financing.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
32. Attach a table or list of proposed sources and uses of funds, including estimates of costs for all public improvements and TIF eligible expenses.
33. Are you seeking reimbursement for any costs you incurred or will incur prior to approval of this proposed redevelopment project other than costs relating to the preparation of materials and applications related to this project and costs related to land acquisition and site demolition and preparation, including but not limited to surveys and environmental studies? If so, explain the nature and amount of such costs: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
34. What is the amount of assistance you are requesting from the Ralston Community Redevelopment Authority? \$ \_\_\_\_\_
35. Will you apply for Property Assessment Clean Energy (PACE) financing? \_\_\_\_\_
36. Attach a proforma indicating projected revenues and expenses for the project after completion.

37. Attach a separate letter describing: (A written “but-for” explanation is required by state law before this application can be approved.)
- a) Why this project is not financially feasible without Tax Increment Financing and,
  - b) Why this project will not be built in the redevelopment area without Tax Increment Financing.
38. Will this project result in the employment of at least thirty new employees and a new investment of at least three million dollars? \_\_\_\_\_
39. What is the current population density in the proposed redevelopment property? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
40. Will any residences or businesses need to be relocated as a result of this project? \_\_\_\_\_
- If yes explain feasible methods for their relocation: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
41. If any of the proposed project will be for residential use:
- Is it to be rental property or owner occupied? \_\_\_\_\_
- How many stories and approximately how many dwelling units will be built? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- What will be the range of sizes and square footage for the individual dwelling units? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- If rental, what will be the approximate average monthly rent and if owner occupied, what will be the approximate average purchase price? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- What will be the estimated population density at full occupancy? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

42. If any of the proposed project will be for retail or office use:

Approximately how many separate retail or office spaces will be built? \_\_\_\_\_

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Will any such space be other than ground level storefront space? If so, explain:

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What will be the range of approximate square footage for the individual spaces?

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What will be the approximate monthly rent for such spaces? \_\_\_\_\_

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43. Attach all relevant evaluations and studies including, but not limited to, appraisals, market or feasibility studies, environmental studies, and traffic studies.

44. What other information would you like the CRA to consider?

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## Cost-Benefits Analysis Worksheet

Answer completely - Nebraska state law prohibit action on your application until the Ralston Community Redevelopment Authority publishes a cost-benefit analysis according to the below criteria.

1. Tax shifts resulting from the division of taxes.
  - a. Projected value of redevelopment site after completion: \$ \_\_\_\_\_
  - b. Current total tax assessed value of redevelopment site: \$ \_\_\_\_\_
  - c. Projected tax increment base (a minus b): \$ \_\_\_\_\_
  - d. Projected tax levy: \$ \_\_\_\_\_
  - e. Projected annual tax shift (c multiplied by d): \$ \_\_\_\_\_
  
2. Public infrastructure and community public service need impacts and local tax impacts arising from approval of the redevelopment project.
  - a. Describe any potential adverse impacts and/or beneficial impacts on existing public infrastructure: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - b. Will this project require any public expenditures other than tax increment financing? If so, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - c. Is this project expected to generate additional municipal revenue through personal property taxes from, but not limited to, sales taxes, additional real property taxes from surrounding areas and after completion of the TIF amortization period? If so, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.
  - a. Is this project expected to draw new businesses/employers into the redevelopment project area, encourage existing businesses in the area to expand, or otherwise create jobs in the area? If so, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- b. Will this project potentially impose any new burdens or adverse impacts on businesses or employment within the redevelopment project area? If so, explain:

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4. 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.

- a. Is this project expected to draw new businesses/employers into the immediate area around the redevelopment project, encourage existing businesses in such area to expand, or otherwise create jobs in such area? If so, explain: \_\_\_\_\_

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- b. Will this project potentially impose any new burdens or adverse impacts on businesses or employment within the immediate area around the redevelopment project? If so, explain: \_\_\_\_\_

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5. Impacts on the student population of school districts within the city or village.

- a. Is this project expected to increase, decrease, or have no material effect on the number of students enrolled in the school districts within the City of Ralston? Explain: \_\_\_\_\_

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6. Any other impacts potentially relevant to the consideration of costs and benefits arising from the redevelopment project.

- a. Is this project expected to increase the population of the City of Ralston? \_\_\_\_\_
- b. Is this project expected to increase the property values in and immediately surrounding the redevelopment project area? \_\_\_\_\_
- c. Is this project expected to draw consumers, shoppers, and/or visitors to the area in and immediately surrounding the redevelopment project? \_\_\_\_\_
- d. If you answered yes to any of the above, explain and describe any other positive and/or negative impacts this project may have on the City of Ralston. \_\_\_\_\_

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