



# Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012  
Regular Meeting**

## **Item G1**

### **Grant Request**

Staff Contact: Chad Nabity



3942 Old West Highway 30  
P.O. Box 3078  
Grand Island, Nebraska 68802-2078  
Phone 309/389-7000 Fax 309/389-7221

February 17, 2012

Mr. Chad Nabity, Regional Planning Director  
City Hall  
100 E. 1<sup>st</sup> Street  
Grand Island, NE 68801

RE: Chief Industries Request for CRA Funding

Dear Chad:

This letter is Chief Industries' formal request for financial assistance from the Community Redevelopment Authority for costs associated with the demolition and removal of structures at the former Aurora Coop facility. As you are aware, this site is one that is referenced extensively in the Blight and Substandard Study for the Redevelopment Area #8. To make these structures useful in a manufacturing/production/warehouse environment, it will require extensive modifications, code enhancements, and improvements that are cost prohibitive. In essence they have out-lived their original purpose. Subsequently, Chief is beginning to plan redevelopment opportunities for this site. The next obvious step would be to demolish and remove the structures to provide a clear site for new development.

Itemized below is some relevant information pertaining to our request for funding:

- Chief Industries acquired the site in December of 2010 from Aurora Coop. Aurora Coop relocated their facilities to a new location on east Highway 30. Chief acquired the parcel to eliminate the possibility of Chief Fabrication becoming land-locked and not have the ability to expand the manufacturing plant in the future.
- On September 29<sup>th</sup>, 2011, Chief submitted a petition to Hall County to remove the real estate from the "County Industrial Area". Historically, this property had not been located in the corporate limits of Grand Island.
- On October 20<sup>th</sup>, 2011, Chief submitted a petition for voluntary annexation in the City of Grand Island to the City Clerk. The Grand Island City Council in December voted unanimously to approve such action.
- The address for this site is 1140 South Lincoln Avenue, Grand Island, Nebraska.
- The legal description is as follows:
  - A tract of land comprising a part of the South Half of the Northeast Quarter (S½NE¼) of Section Twenty-one (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
  - Beginning at the intersection of the centerline of Lincoln Avenue and the centerline of Fonner Park Road (also being the South line of said Northeast Quarter (NE¼)); thence Northwesterly along the centerline of said Lincoln Avenue, a distance of Nine Hundred Seventy Six and Twenty-Five Hundredths (976.25) Feet; thence deflecting Left 89°48'30" and running Southwesterly parallel to the centerline of Phoenix Avenue, a distance of Four Hundred Eighty Two and Two Tenths (482.2) Feet, to the

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centerline of Burlington Northern Track No. 33; thence deflecting Left 89°58' and running Southeasterly along said centerline of Track No. 33, a distance of Three Hundred Thirty Five and Twelve Hundredths (335.12) Feet, to a point of curvature; thence running Southwesterly along said centerline of Track No. 33, and on the arc of a curve whose radius is 763.95' (the long chord of which deflects 12°51' right from the last described course), a long chord distance of Three Hundred Forty Two and Eighteen Hundredths (342.18) feet, to the South line of said Northeast Quarter (NE¼); thence deflecting Left 74°10' from said long chord, and running Easterly along the South line of said Northeast Quarter (NE¼), also being the center line of said Fonner Park Road, a distance of Six Hundred Forty and Five Tenths (640.5) Feet to the Place of Beginning, excepting therefrom a tract of land more particularly described in Corporation Warranty Deed recorded in the Register of Deeds Office as Document #76-003924.

- Total cost for site preparation--\$204,800 (includes demolition and removal of all structures, concrete footings/foundations/pavement removal, removal of all underground storage tanks, permits, legal, surveying, project management and incidentals).
- Total request of financial assistance from CRA--\$100,000.
- If funding assistance is approved, the site could be entirely cleared in 60 to 90 days.
- Further Contact Information:  
Roger Bullington, P.E.  
VP of Development  
Chief Industries, Inc.  
P.O. Box 2078  
Grand Island, NE. 68802  
Phone: (308) 389-7288  
Cell: (308) 380-2689  
E-mail: roger.bullington@chiefind.com

In conclusion, Chief has taken the necessary steps to include this property in the city limits to allow for the possibility for the redevelopment of this old site. To accomplish this task, we ask for the CRA's support and financial assistance in making this happen. Thank you for your consideration and if you have any questions or concerns, please feel free to contact me at your earliest convenience.

Sincerely,

CHIEF INDUSTRIES, INC.



Roger Bullington, P.E.  
VP of Development

Attachments

Google earth

feet  
meters



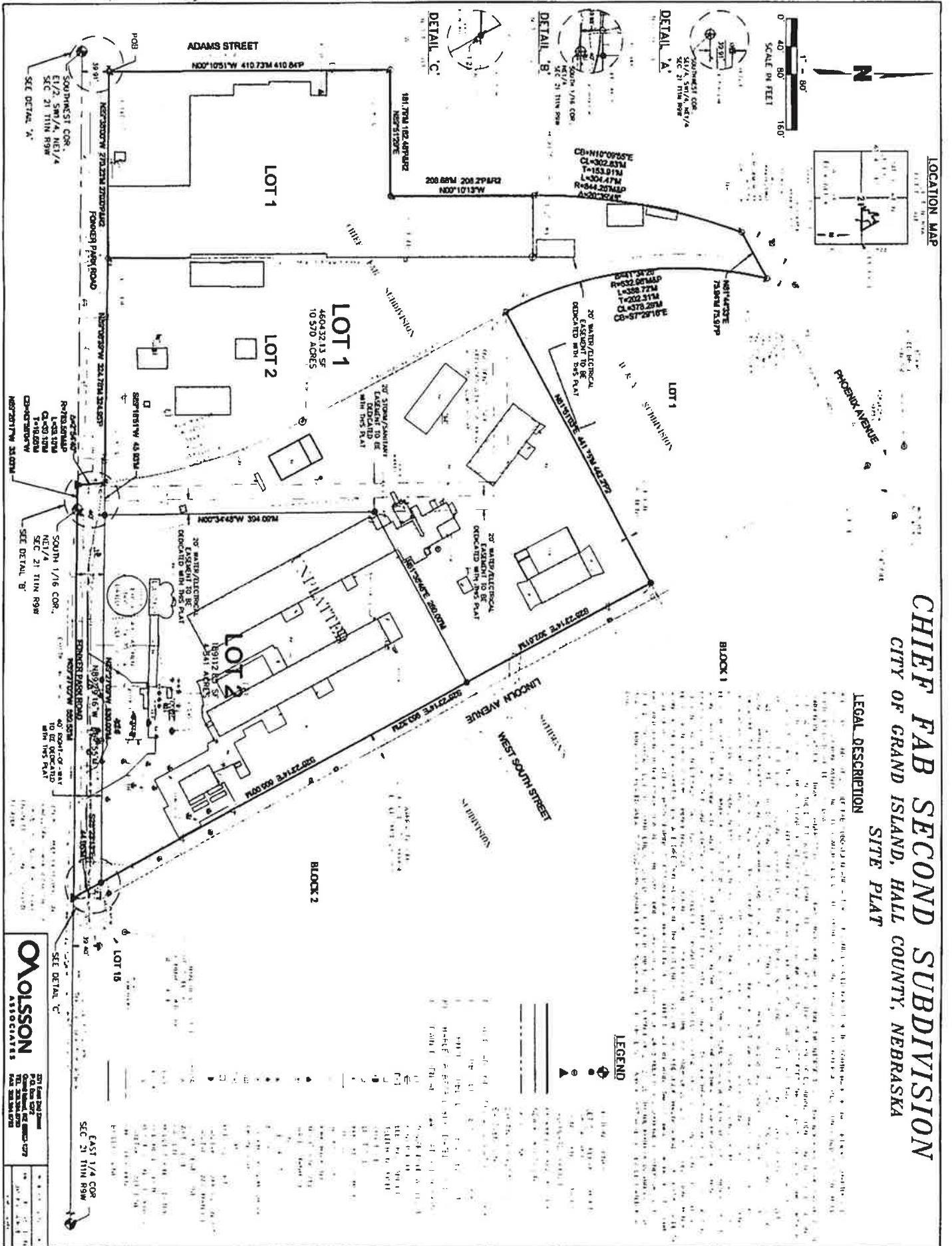
Google earth

feet  
meters

200

900





**CHIEF FAB SECOND SUBDIVISION**  
**CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA**  
**SITE PLAN**

**LEGAL DESCRIPTION**

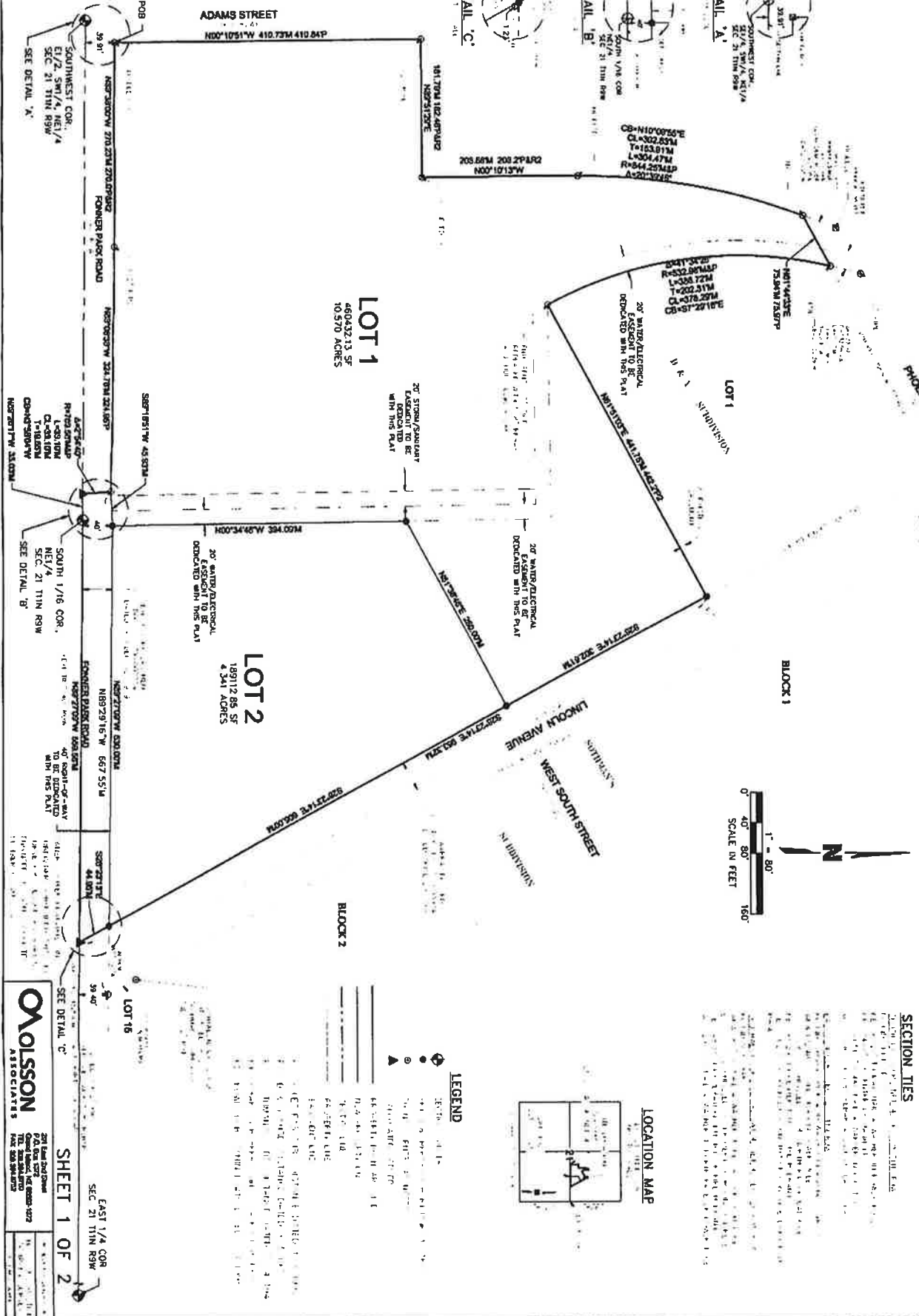
THE CITY OF GRAND ISLAND, NEBRASKA, HAS RECEIVED FROM THE CHIEF FAB COMPANY, INC., A SUBDIVISION OF THE CHIEF FAB SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, FOR RECORD AND MAP. THE CHIEF FAB COMPANY, INC. HAS DEPOSITED WITH THE CITY ENGINEER A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD MAP AND A TRUE AND CORRECT COPY OF THE ORIGINAL SITE PLAN. THE CHIEF FAB COMPANY, INC. HAS ALSO DEPOSITED WITH THE CITY ENGINEER A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD MAP AND A TRUE AND CORRECT COPY OF THE ORIGINAL SITE PLAN. THE CHIEF FAB COMPANY, INC. HAS ALSO DEPOSITED WITH THE CITY ENGINEER A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD MAP AND A TRUE AND CORRECT COPY OF THE ORIGINAL SITE PLAN.

**LEGEND**

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**OLSSON ASSOCIATES**  
 201 East 14th Street  
 Grand Island, NE 68801  
 Phone: 308-338-5000  
 Fax: 308-338-5000

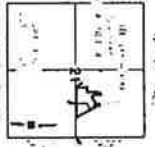
CHIEF FAB SECOND SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



SECTION TIES

SECTION TIES TO THE ADJACENT PLATS:  
TO THE NORTH: 100' TO THE N. 1/4 COR. SEC. 21 T11N R9W. (SEE DETAIL 'A')  
TO THE EAST: 100' TO THE E. 1/2 SW 1/4 SEC. 21 T11N R9W. (SEE DETAIL 'B')  
TO THE SOUTH: 100' TO THE S. 1/4 COR. SEC. 21 T11N R9W. (SEE DETAIL 'C')

LOCATION MAP



LEGEND

- 1. SECTION CORNER
- 2. QUARTER CORNER
- 3. 1/4 CORNER
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- 20. 1/4 CORNER

**MOJLSSON**  
ASSOCIATES

201 Main Street  
Grand Island, NE 68801  
TEL: 308.684.1234  
FAX: 308.684.1235

SHEET 1 OF 2

EAST 1/4 COR.  
SEC. 21 T11N R9W



March 22, 2012

Community Re-Development Authority

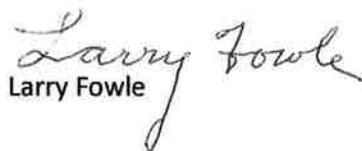
Attn: Chad Nabity

I am writing this letter asking for a grant not to exceed \$2,000 to pay for a microblight study at 809 S Kimball St and the surrounding area.

I invited Craig Lewis to look at the property and his recommendation was to demolish the property. This property is 1 block east of an existing re-development area.

I am willing to work with Chad on the property and wish to have a microblight study conducted. If a contract for TIF is eventually approved, I would expect to repay the grant for the microblight study.

Sincerely,

  
Larry Fowle



