



City of Grand Island

Tuesday, January 12, 2016

Council Session

Item G-3

**#2016-1 - Approving Blight and Substandard Area Designation for
Downtown Improvement District**

Staff Contact: Charley Falmlen

Council Agenda Memo

From: Charley Falmlen, Community Development Division

Meeting: January 12, 2016

Subject: Approving Blight and Substandard Area Designation for Downtown Improvement District

Presenter(s): Charley Falmlen, Community Development

Background

In June 2013 the State of Nebraska Department of Economic Development awarded a \$350,000.00 Community Development Block Grant (CDBG) to the City of Grand Island for Downtown Revitalization. The grant contract end date is currently April 1, 2016.

The State of Nebraska enforces the U.S. Department of Housing and Urban Development's CDBG National Objectives, which are designed to ensure CDBG funds are used in a manner that benefits low to moderate income individuals. The City of Grand Island has received CDBG funds, and is therefore subject to the requirements of the National Objectives, as identified in our CDBG Application.

One method of complying with said National Objectives is to spend CDBG funds within an area that has been declared Blight or Substandard, thereby benefiting the low to moderate income residents of the area, or low to moderate income individuals that make use of the area. National Objects require the area which is receiving the benefit of CDBG funds, to be re-designated every 10 years, to ensure the population affected by the benefit is still identifiable as low to moderate income individuals.

The previous Blight and Substandard Designation is dated December 15, 2000. Nebraska law does not require review of, or re-designation of, redevelopment areas after their initial approval.

Discussion

City administration is requesting Council approval for a re-designation of Blight and Substandard Area 1 including the Downtown Improvement district. By doing so, Council is stating that the projects which are a part of and in the Downtown Business Improvement District, such as the Kaufmann-Cummings Plaza Renovation, and The

Revitalization Fund, will help eliminate, reduce and prevent blighted and substandard conditions in the area providing a benefit to low to moderate income individuals.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve the Blight and Substandard Re-designation
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the Blight and Substandard Re-designation for the Downtown Business Improvement District.

Sample Motion

Move to approve the Blight and Substandard Re-Designation and authorize the Mayor to sign all appropriate documents.

RESOLUTION 2016-1

WHEREAS, the City of Grand Island, Nebraska, is an eligible unit of a general local government authorized to receive Community Development Block Grant (CDBG) contract amendment through the Nebraska Department of Economic Development; and

WHEREAS, the Nebraska Department of Economic Development offers a CDBG Economic Development Grant for activities that meet the CDBG national objective of benefiting low-to-moderate income persons; and

WHEREAS, a grant was awarded for improvements in the Downtown Business Improvement District for the amount of \$350,000.00; and

WHEREAS, the Nebraska Department of Economic Development presently requires CDBG projects to review designation of Blighted and Substandard Area status every 10 years; and

WHEREAS, the Downtown Business Improvement District last received Blighted and Substandard designation on December 15, 2000 with the approval of Redevelopment Area 1; and

WHEREAS, City Council approval is required to re-designate an area Blighted and Substandard.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island, Nebraska is hereby authorized to re-designate the Redevelopment Area 1 including the Downtown Business Improvement District as Blighted and Substandard for the purposes of using Community Development Block Grant fund and meet the requirements of Nebraska Department of Economic Development according to the Downtown Revitalization Grant and the Mayor is hereby authorized and directed to execute such proceedings on behalf of the City of Grand Island for such grant programs.

Adopted by the City Council of the City of Grand Island, Nebraska, January 12, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 8, 2016	☐ City Attorney