



Hall County Regional Planning Commission

**Wednesday, November 1, 2017
Regular Meeting**

Item E1

Minutes 10-11-17

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
October 11, 2017

The meeting of the Regional Planning Commission was held Wednesday, October 11, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on September 28, 2017.

Present: Pat O'Neill Dean Sears
 Les Ruge Dean Kjar
 Hector Rubio Tony Randone
 Leonard Rainforth Judd Allan
 Carla Maurer

Absent: Derek Apfel, Greg Robb, Jaye Monter

Other: Hall County Supervisor Karen Bredthauer, Grand Island City
 Councilman Mitch Nickerson

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:01 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the September 6, 2017 meeting.

A motion was made by Maurer and seconded by Rubio to approve the minutes of the September 6, 2017 meeting.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

Ron Depue, Item 5; and Ken Frederick, Item 6.

4. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan of Husker Harvest Days at a formerly used defense site in Hall County, Nebraska. (C-31-2017GI)

O'Neill opened the public hearing.

Nabity said this redevelopment plan is different than most in that it is not seeking the use of tax increment financing. Instead, receipts from Grand Island's food and beverage tax would be used to help pay for improvements to the Husker Harvest Days show site. About \$7 million of upgrades are proposed by owner Farm Progress Companies, Inc. Nabity said the food and beverage tax would be used to pay up to \$2 million of upgrades, including electrical, drainage and parking improvements. The city's share would be paid out over a 20-year period, Nabity said. Maurer asked if the food vendors at the show site pay the food and beverage tax. Nabity said they do not – the occupation tax is assessed only in city limits. However, the show does have an estimated \$7.5 million impact on Grand Island over the three day show. Nabity said a city restaurant owner also testified in favor of using the tax receipts for the upgrades as the show creates a three-week bump in sales each year for her local food establishments. Nabity said the area is zoned for agriculture special events.

O'Neill closed the public hearing.

A motion was made by Kjar and seconded by Rainforth to recommend approval of the redevelopment plan and Resolution 2018-01, finding that the plan is consistent with the comprehensive land use plan.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining.

5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan submitted by O’Neill Wood Resources for 58 acres at 7100 W. Old Potash Highway at a formerly used defense site in Hall County, Nebraska. (C-01-2018GI)

O’Neill, as owner and applicant of O’Neill Wood Resources, handed the chairmanship over to Secretary Ruge, who appointed Maurer as Secretary Pro-Tem. O’Neill left the room.

Ruge opened the public hearing.

Nabity said this redevelopment plan uses tax increment financing for the development of a recycling center and construction landfill at the formerly used defense site, the Cornhusker Army Ammunition Plant. The Hall County board has already issued a conditional use permit for the landfill site in the area that is zoned AG-SI Agriculture Special Industrial. Nabity said while the real property value of about \$1 million will be used for about \$200,000 of tax increment financing for up to 15 years, the personal property for the facility is estimated to total about \$5 million and will immediately be on the tax rolls. Nabity said all the requirements for the development have occurred, including the creation of a sanitary improvement district by the owner and the city declaring an intent to annex when the area is contiguous to city limits. It’s currently three miles from city limits, so Nabity said eligibility for annexation will take many years.

Ron Depue, attorney for the applicant, spoke in favor of the application. He said the matter at hand is whether the redevelopment is consistent with the comprehensive plan, which it is. The county has approved the conditional use permit, the Department of Environmental Quality is involved with the application, the sanitary improvement district has been created and the annexation intent was passed by the city. He said the owner is anxious to get started in what has been a lengthy process.

Ruge closed the public hearing.

A motion was made by Rainforth and seconded by Randone to recommend approval of the redevelopment plan and Resolution 2018-02, which finds the plan is consistent with the comprehensive plan.

The motion carried with eight members in favor (Allan, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining. O’Neill was not present for the vote.

Following the vote, Ruge brought O’Neill in from the other room and returned the chairmanship to O’Neill.

6. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area No. 6 for a Site Specific Redevelopment Plan submitted by Mendez Enterprises for property located along Old Lincoln Highway between Carey and Waldo avenues in the City of Grand Island, Hall County, Nebraska.

(C-02-2018GI)

O'Neill opened the public hearing.

Nabity said this redevelopment plan is very aggressive to redevelop a number of properties in the area. He said Mendez has already made improvements to the area, but would like to do more using about \$890,000 of tax increment financing toward the redevelopment of a trampoline park, a technical school and a diner in the area. Nabity said the redevelopment would have a significant impact on the area, which is identified in the comprehensive plan for mixed use manufacturing development.

Ken Frederick, architect for the owner, spoke on behalf of the application. He said the owner has retained professional services and has a good vision.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to recommend approval of the redevelopment plan and Resolution 2018-03, which finds the plan is consistent with the comprehensive plan.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no member voting no and no member abstaining.

7. Final Plat – Staab Estates – located west of South Locust Street and south of Hedde Street in the City of Grand Island, Hall County, Nebraska (two lots, 2.756 acres)

Nabity said this subdivision would have been an administrative plat that he could have signed without Regional Planning Commission action except that an outlot in the area was a metes and bounds lot. The owners are adding onto a shopping center in the area and relocating the existing Pizza Hut building into the new shopping center. After construction, the existing Pizza Hut building will be demolished, Nabity said. The addition to the center is being constructed as two lots with zero setback on the lot line so that both properties could have separate electrical and sewer.

A motion was made by Ruge and seconded by Rainforth to approve the final plat for Staab Estates Subdivision.

The motion for the final plat carried with seven members in favor (Allan, Ruge, Maurer, Rainforth, Sears, Randone and Kjar) and no member voting no and two members abstaining (O'Neill and Rubio).

8. Final Plat – Johnson's Valhalla Subdivision – located south of Binfield and east of U.S. Highway 281 in Hall County, Nebraska. (one lot, 0.621 acres)

A motion was made by Rainforth and seconded by Maurer to approve the final plat of Johnson's Valhalla Subdivision.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining.

9. Director's Report.

Nabity said the Meadow Lane 7th Subdivision will be returning to the Regional Planning Commission in November as the Grand Island City Council referred it back. Nabity recently attended and presented at a planning conference in Iowa. He is also beginning the process to hire for a planning technician from the retirement of Ed Maslonka and for an administrative assistant as Tracy Overstreet Gartner was selected as the incoming Hall County Election Commissioner.

10. Public Presentation – Community Beautification Awards and celebration of 50 years of the Regional Planning Commission.

The Regional Planning Commission presented the 2017 Community Beautification Award Wednesday night (Oct. 11) to four business owners involved in the redevelopment of the Grand Island Mall area. The businesses honored were Grand Island Joint Venture LLC, Gordman Grand Island LLC, EIG Grand Island LLC and Raymond and Jennifer O'Connor.

Grand Island Joint Venture LLC is the owner of Northwest Commons at 2230 and 2250 N. Webb, which features tenants such as Dick's Sporting Goods and Burlington.

Gordman Grand Island LLC owns the retail space at 2300 N. Webb, which features Hibbetts Sports, Pet Sense, Harbor Freight and the north YMCA location.

EIG Grand Island LLC owns the Shoppes at Northwest Crossings featuring Bed, Bath and Beyond; Men's Warehouse; Shoe Carnival; Petco; Scooters; and Firehouse Subs.

Raymond and Jennifer O'Connor own 2208 N. Webb, which houses Shopko. The O'Connor's made significant improvements to the parking and drainage of the shopping area.

"The projects that are being recognized today involve multiple property owners, multiple buildings and a highly visible half-mile frontage along both U.S. Highway 281 and Webb Road," said Regional Planning Director Chad Nabity. "All of these partners deserve recognition for the significant changes that have occurred on these properties."

Nabity said, in 2011 when the Grand Island Mall area was declared blighted and substandard, a large percentage of the space in the buildings was vacant. "The infrastructure around the area, including the signage and parking lots literally was falling apart," he said.

"The investment by these companies with the help of Tax Increment Financing has changed and enhanced the retail landscape of these properties and the City Of Grand Island," Nabity said. "The improvements have converted big box stores and the 1970s-

era interior mall space to a vibrant retail center that faces onto the major streets and presents an inviting image for the City of Grand Island.”

“I would like to thank Jerry Gordman for his vision in bringing forward the blight study that made much of this development possible,” Nabity said. “EIG Grand Island started the projects at the south end and Mr. Gordman followed quickly with the book-end development at the north end. Ray and Jennifer O’Connor took a significant risk with their initial investment in the Grand Island Mall, but were able to attract the Staenberg Group to partner with them on the redevelopment, bringing some big, national expertise into the recruiting efforts. The O’Connors then purchased the Shopko building and allowed changes to the parking and traffic patterns that benefited the entire development,” Nabity said.

The Community Beautification Award was developed to recognize the efforts of residents and businesses that improve the overall appearance of the community through the enhancement of their property.

The Regional Planning Commission would also like to thank the following supportive community businesses for making the award possible: Home Federal Bank, Five Points Bank, Pathway Bank, Equitable Bank, Wells Fargo Bank and First National Bank.

Nabity also recognized the 50th anniversary of the Regional Planning Commission, which was created by interlocal agreement in October 1967. Inaugural Regional Planning Director Nelson Helm was present from Copperas Cove, Texas, to mark the occasion, as was 49-year employee Ed Maslonka, the department’s only planning technician, and past commissioners, Karen Bredthauer, Marvin Webb, John Amick, Bill Hayes and Mark Haskins

11. Next Regular Meeting November 1, 2017.

12. Adjourn

O’Neill adjourned the meeting at 6:43 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner