



Community Redevelopment Authority (CRA)

Wednesday, January 11, 2017
Regular Meeting

Item A1

Agenda 1-11-17

Staff Contact: Chad Nabity

AGENDA
Wednesday Jan. 11, 2016
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.

The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.

2. Approval of Minutes of December 14, 2016 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Presentation of Annual CRA Audit – Terry Galloway
7. Consideration of Resolution 232 to forward a Redevelopment Plan Amendment to the Grand Island City Council for 204 N. Carey, Think Smart Properties, LLC.
8. Consideration of Resolution 233 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 112 W. Second Street, Peaceful Root.
9. Consideration of Resolution 234 of Intent to Enter into a Site Specific Redevelopment Contract & Approval of related actions 30-day notice to Grand Island City Council for 112 W. Second Street, Peaceful Root.
10. Consideration of Life Safety Grant Request for 112 W. Second Street, Peaceful Root.
11. Approve Resolution to Purchase/Sell Real Estate – None.

12. Directors Report.
13. Recess/Adjournment – Recess to tour of new apartment at 110 E. Third St., Wing Properties, adjourn from tour location.

Next Meeting, 4 p.m., February 8, 2017.

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. January 11, 2017

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting of December 14, 2016, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of December 1, 2016 through December 31, 2016 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$3,421.48 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. PRESENTATION OF CRA AUDIT. Terry Galloway of Almquist, Maltzahn, Galloway & Luth will be presenting results of the CRA audit for the period ended September 30, 2016.
7. RESOLUTION 232 Consideration of a resolution to forward a Redevelopment Plan Amendment to the Grand Island City Council for a \$350,000 four-plex at 204 N. Carey by Think Smart Properties LLC. The developer is seeking \$48,150 in tax-increment financing. The Regional Planning Commission met January 4 and returned its findings on 204 N. Carey to the CRA. A MOTION is in order.
8. RESOLUTION 233 Consideration of a resolution to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for a parking garage/apartment complex at 112 W. Second Street, in the former Brown Hotel. The developer is Peaceful Root, LLC of Grand Island. A MOTION is in order.
9. RESOLUTION 234 Consideration of a resolution of intent to enter into a Site Specific Redevelopment Contract and approval of related actions and 30-day notice to City Council for 112 W. Second Street, Grand Island, NE. Peaceful Root LLC is planning a \$1.2 million project to construct a first-floor parking garage with second floor apartments and a yoga studio. The developer is seeking \$263,854 in tax-increment financing. A MOTION is in order.
10. LIFE SAFETY GRANT Consideration of a Life Safety Grant Request for 112 W. Second Street, Peaceful Root. The CRA may grant up to \$15,000 per one-bedroom

apartment and up to \$20,000 for two- or more-bedroom units. Peaceful Root is proposing two one-bedroom units and one two-bedroom unit for a possible grant of up to \$50,000. A MOTION is in order.

11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE OR SELL REAL ESTATE.

None.

12. DIRECTOR'S REPORT.

This is an opportunity for the director to communicate on going actions and activities to the board and public.

13. RECESS/ADJOURNMENT. Downtown property owner Dean Pegg has offered to provide a tour of a second-story apartment he created at 110 E. Third. The apartment received \$20,000 in Life Safety Grant assistance, as well as the building receiving \$167,000 in façade assistance.

Chad Nabity
Director