



Community Redevelopment Authority (CRA)

Wednesday, January 11, 2017
Regular Meeting

Item B1

Minutes 12-14-16

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 14, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on December 14, 2016 at City Hall 100 E. First Street. Notice of the meeting was given in the December 7, 2016 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Gdowski, Sue Pirnie, Glenn Wilson and Krae Dutoit. Also present were: Director, Chad Nabity; Legal Counsel, Duane Burns; Planning Administrative Assistant Tracy Overstreet; William Clingman from the Grand Island Finance Department; developer Heath Reinders, and Jeff Bahr of the Grand Island Independent.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the November 9, 2016 meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of November 1, 2016 through November 30, 2016. A motion was made by Pirnie and seconded by Dutoit to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.
4. APPROVAL OF BILLS. The bills were reviewed. A motion was made by Dutoit and seconded by Pirnie to approve the bills in the amount of \$6,307.43. Upon roll call vote, all present voted aye. Motion carried.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided a review of the committed projects. He noted that contractors for the Bosselman project at the former Skagway South Locust are about ready to close up the building. The Ziller residential project at the former Federation of Labor building is continuing. Nabity said no work has been reported yet on either Master Stylists or Othy's Place Music Shoppe. Wing Properties is nearing completion on the facades. The Fonner View project by Zoul Properties is still in consideration for a possible sale with details likely to come in January. Nabity said if the property is sold the \$90,000 of façade dollars that was granted by the CRA

will be available for reallocation. Of the Fire and Life Safety grants, the \$20,000 for Wing Properties may be requested at the first of the year as the owner is nearing completion of the second-floor apartment and could have that apartment rented before Christmas. The Fire and Life Safety grant for the Hedde Building at 201-203 W. Third isn't expected to be requested until 2018 due to the owners using Historic Tax Credits. Nabity also reported that incentives such as Historic Tax Credits and Low Income Tax Credits may be targeted for elimination in the upcoming state budget due to financial constraints. In response to questions from Gdowski, Nabity also provided an update on the Highway 34/South Locust intersection. The Nebraska Department of Roads has given tentative approval to consider taking out the turning curve on the northeast corner, Nabity said, however land appraisals need to be done. The CRA would need to purchase any land from that curve that would become CRA property.

6/7. RESOLUTIONS 230 AND 231

Nabity reported that Heath Reinders of Think Smart LLC of Grand Island is proposing to build a four-unit apartment complex at 204 N. Carey. The lot is currently vacant. Each unit would have an attached garage, which provides a different look than some other multi-family projects in Grand Island. Reinders is requesting \$48,150 in tax-increment financing assistance for the \$450,000 project. Nabity said the Grand Island Public Schools was notified of this project during informal discussions a few weeks ago and expressed no concerns about the student base that could be generated from the four units.

Dutoit moved to approve Resolution 230 to forward the Redevelopment Plan for 204 N. Carey to the Regional Planning Commission for review. Wilson seconded the motion. Upon roll call vote, all present voted aye. Motion carried.

Dutoit moved to approve Resolution 231 of 30-day notice to the Grand Island City Council of intent to enter into a Site Specific Redevelopment Contract regarding 204 N. Carey, Think Smart Properties LLC, Grand Island. Wilson seconded the motion. Upon roll call vote, all present voted aye. Motion carried.

8. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.

No resolutions.

9. DIRECTORS REPORT.

Nabity reported that the Nebraska Legislature made a change in 2013 regarding the redevelopment of former defense sites. Tax-increment financing can be made available to former defense sites if they are first declared blighted and substandard by a first-class city that declares a future intent of annexation of the area. Pat O'Neill has had a blight and substandard study completed on 285 acres at the former Cornhusker Army Ammunition Plant west of Grand Island. That study will be before the Grand Island City Council December 20 to consider whether to

forward it to the Regional Planning Commission for review. A similar plan regarding CAAP land owned by Hornady Manufacturing will be before the Grand Island City Council at its December 27 meeting.

10. ADJOURNMENT. Meeting was adjourned at 4:30 p.m.

The next meeting is scheduled for January 11, 2016.

Respectfully submitted
Chad Nabity
Director