



Community Redevelopment Authority (CRA)

Wednesday, March 15, 2017
Regular Meeting

Item A1

Agenda 3-15-17

Staff Contact: Chad



AGENDA
Wednesday March 15, 2017
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 February 8, 2017 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Discussion on Fonner View façade.
7. Think Smart Redevelopment Contract
8. Peaceful Root Redevelopment Contract.
9. Update on CHAAP Blight Study.
10. Set retreat date and topics.
11. Approve Resolution to Purchase/Sell Real Estate.
12. Director's Report.
13. Adjournment.

Next Meeting 4 p.m. April 12, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. March 15, 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 February 8, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of February 1, 2017 through February 28, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$235,326.78 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. DISCUSSION ON FONNER VIEW FAÇADE GRANT. The owner of Fonner View Center, Maggie Tiehen, has declined the \$90,000 façade grant the CRA granted in September 2015 for 1201 S. Locust St. Email communication from Tiehen is included.
7. THINK SMART REDEVELOPMENT CONTRACT. Think Smart Properties, LLC, has proposed to redevelop an area within the city limits of the City of Grand Island at 204 N. Carey (four-plex). The CRA passed Resolution 231 notifying the City Council of its intent to enter into a redevelopment contract at the December 14, 2016, meeting. The Hall County Regional Planning Commission met on January 4, 2017, and passed Resolution 2017-02 finding that this plan amendment is consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2017-38 at its meeting on February 14, 2017. A MOTION to approve the attached Resolution 236 and supporting documents is in order.
8. PEACEFUL ROOT REDEVELOPMENT CONTRACT. Peaceful Root, LLC, has proposed to redevelop an area within the city limits of the City of Grand Island at 112 W. Second St. (parking garage/retail/apartments). The CRA passed Resolution 234 notifying the City Council of its intent to enter into a redevelopment contract at the January 11, 2017, meeting. The Hall County Regional Planning Commission met on February 1, 2017, and passed Resolution 2017-06 finding that this plan amendment is

consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2017-39 at its meeting on February 14, 2017. A MOTION to approve the attached Resolution 237 and supporting documents is in order.

9. CHAAP BLIGHT STUDY. Funding is being sought for a blight and substandard study at the former Cornhusker Army Ammunition Plant site. Nabity and Gdowski will provide an update.
10. SET RETREAT DATE AND TOPICS. Chairman Gdowski has requested a retreat in May or June. Discussion on the time and topics 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. ADJOURNMENT.

Chad Nabity
Director