



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2017**  
**Regular Meeting**

## **Item B1**

**Minutes 2-8-17**

**Staff Contact: Chad**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 8, 2017

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 February 8, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the February 1, 2017 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:02 p.m. The following members were present: Gdowski, Glen Murray, Glenn Wilson and Krae Dutoit. Member Sue Pirnie was absent. Also present were: Director, Chad Nabity; Planning Administrative Assistant Tracy Overstreet; Brian Schultz from the Grand Island Finance Department; Grand Island City Administrator Marlan Ferguson; Grand Island City Council President Vaughn Minton; developer John Anson; Dana Jelinek, director of the Grand Island Area Habitat for Humanity; and Austin Koeller 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 January 11, 2017 meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Schultz reviewed the financial reports for the period of January 1, 2017 through January 31, 2017. Schultz reported that two additional TIF accounts have been added for the 2017 Copper Creek homes and for Northwest Commons. A motion was made by Murray 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 Wilson to approve the bills in the amount of \$29,699. 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 The Bosselman project on South Locust Street is progressing. The Temple Lofts at the former Federation of Labor building appears to be on track toward an April finish. The new sign canopy is up for Master Stylists. No word yet on the sign for Othy's Place at Third and Eddy. The South

Locust BID is being re-created next week and cannot pay bills on their improvement project until the re-creation paperwork is done. Wing Properties has completed the second-story apartment and the CRA will be touring it at the end of the meeting. The \$20,000 payout for the life-safety grant for Wing Properties was part of the bills and will be delivered during the tour. Façade work there still needs to be done. The out-of-state owners of the Fonner View property have not done any façade work, nor did they state whether they prefer to turn the money back, which they thought would be decided by January 31. Nabity said there are other façade applications that have been filed. Gdowski suggested that if no word is received by the March 8 CRA meeting, the CRA will consider reallocating that grant to other projects. In response to questions, Nabity said the party that expressed interest in the former Desert Rose property (3235 S. Locust St.), has redirected that interest elsewhere. Gdowski wondered about the right-hand curve at South Locust and Highway 34 and whether that curve might be removed in response to previous talks with the Nebraska Department of Roads. Nabity said the state is having that ground appraised and is to respond back to the CRA if the ground is deemed to be surplus so that the CRA could potentially purchase it and add it to the former Desert Rose ground. There has been no interest in the downtown CRA property at 604-612 W. Third, however there have been conversations with an adjoining property owner.

6. HABITAT DEMOLITION. Dana Jelinek, the executive director of the Grand Island Area Habitat for Humanity, asked for a \$15,000 grant to demolish and clean up a single-family house at 2403 W. North Front. Nabity said the house has been listed on the city's Problem Resolution Team list since April 2015. Habitat is paying \$17,500 plus back taxes and needs help getting the lot to a buildable condition. The property is not occupied and is too close to other homes for a controlled burn by the Fire Department.

A motion was made by Wilson and seconded by Murray to reimburse up to \$15,000 in demolition and clearing costs. Upon roll call vote, all present voted aye. Motion carried.

7. RESOLUTION 235. Consideration of a resolution to forward a Redevelopment Plan Amendment to the Grand Island City Council for a \$1.2 million renovation of the former Brown Hotel at 112 W. Second St. by Peaceful Root. The developer is seeking \$263,000 in tax-increment financing. The Regional Planning Commission met February 1 and recommended approval of the 112 W. Second project to the CRA. A parking garage and commercial space would be renovated on the first floor with three apartments and a commercial space on the second floor. Developer/owner John Anson said the parking garage would have 11 stalls and access from the alley. He had hoped to have 22 stalls, but wasn't able to get access from Second Street since it doubles as a highway. The parking would be for Brown Hotel and Tower 217 tenants.

A motion was made by Dutoit and seconded by Murray to approve Resolution 235. Upon roll call vote, all present voted aye. Motion carried.

8. CHAAP BLIGHT STUDY

Nabity reported that the Regional Planning Commission has reviewed two independent blight and substandard studies on land at the former Cornhusker Army Ammunition Plant – one for 285 acres by O’Neill Wood Resources and one for 282 acres by Platte River Industrial Park, a subsidiary of Hornady Manufacturing. The Regional Planning Commission asked that consideration be given for a full blight and substandard study of the remaining 20-square mile plant property to encourage comprehensive redevelopment of the property instead of piecemeal redevelopment. The Regional Planning Commission lacks funds to conduct such a study, but is encouraging other community partners, including the CRA to consider the study.

Nabity said LB66 was passed by the Nebraska Legislature in 2013 giving First Class Cities the authority to declare formerly used defense sites as blighted and substandard for the purpose of redevelopment without such declaration counting against the 35 percent city area allowed to be blighted and substandard. He said declaring the area blighted and substandard could help in the removal of buried concrete, footings and pipes at the former load lines and could assist with upgrades of the railines and improvement at the Husker Harvest Days site. He said the site is ideal for industrial development since residential is not allowed there due to deed restrictions placed by the Army.

Ferguson said he testified in favor of LB66 in 2013. There are four sites in Nebraska that qualify and it could greatly assist in development at the property because owners could use tax-increment financing. Nabity gave presentations to the Hall County board and the Northwest School Board about the two existing blight and substandard studies. Hall County is favoring the two redevelopment projects, while Northwest has taken a neutral stance.

Nabity said potential funding partners could be the CRA; the Grand Island Area Economic Development Corp. and Southern Public Power, which both own land at the site; the Grand Island Area Chamber of Commerce and Husker Harvest Days. He estimated a study cost at around \$20,000.

Wilson favored a bigger plan for the site. Murray said he is interested in the CRA sharing the cost of the study. Gdowski said it could lead to long-term development at the site. Gdowski asked that the study come back to the CRA at the March 8 meeting after other potential funding partners are contacted.

9. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.

No resolutions.

10. DIRECTORS REPORT.

Nabity reported that there are several bills in the Legislature that involve redevelopment and tax-increment financing. Gdowski suggested that the CRA hold a strategic planning discussion following the Legislative session – late May or early June. He asked if TIF attorney Mike Bacon could possibly come and speak.

11. TOUR AND ADJOURNMENT. Meeting was recessed at 4:50 p.m. The CRA members and Nabity walked to 110 E. Third and were given a first and second floor tour by Dean Pegg. Gdowski adjourned the meeting from the tour at 5:22 p.m.

The next meeting is scheduled for March 15, 2017.

Respectfully submitted  
Chad Nabity  
Director