



Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item B1

Minutes 3-15-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 15, 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 March 15, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the March 8, 2017 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:01 p.m. The following members were present: Gdowski, Glen Murray, Glenn Wilson, Sue Pirnie and Krae Dutoit. Also present were: Director, Chad Nabity; Planning Administrative Assistant Tracy Overstreet; Billy Clingman and Brian Schultz from the Grand Island Finance Department; Grand Island City Council President Vaughn Minton; developers John Anson, Amos Anson, Heath Reinders and Timothy Lindell; 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 February 8, 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. Clingman reviewed the financial reports for the period of February 1, 2017 through February 28, 2017. A motion was made by Murray and seconded by Pirnie to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.
4. APPROVAL OF BILLS. The bills were reviewed, including tax-increment financing pass-throughs. Minton asked whether the TIF payments for Gordman's would change due to that company's recent bankruptcy filing. Nabity said the retail Gordman's is the one that filed the bankruptcy and that is different than the Gordman's with the TIF project that is the landlord for the YMCA Express and the former Hastings Bookstore area. A motion was made by Pirnie and seconded by Wilson to approve the bills in the amount of \$257,198.63. 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 moving forward. The Temple Lofts at the former Federation of Labor building

had recent Facebook postings of the spiral staircases and rooftop garden areas that have been added. The sign canopy is up for Master Stylists and will be paid out in two phases as the owner inadvertently omitted the architect's fees in the March 15 claims. The sign is up for Othy's Place at Third and Eddy. Owner Lindell said there was a slight change in the type of letters for the sign because the size of letters originally proposed were no longer available. He had to go with a larger letter and thus expanded the length of the size face from 8 feet to 10 feet in order to post words longer than eight characters. He is awaiting Vitrolite samples for the second phase of the façade project. The South Locust BID has been re-created and projects should be forthcoming. Wing Properties façade work has started. Maggie Tiehen, owner of the Fonner View, has turned back the \$90,000 façade grant awarded in 2015 so Nabity said there are two other façade applications that will be reviewed next week to use those funds. The Nebraska Legislature has a proposal to defund the State Historical Tax Credit program, which is one of the proposed funding sources for the Hedde Building that the CRA has pledged Life Safety dollars for. The legislative session ends June 2 and the CRA will need to watch what action is taken. Nabity expects additional life safety grant requests to come forward. He said two individuals have inquired about the South Locust property that the CRA has for sale.

6. FONNER VIEW FACADE. Nabity said the \$90,000 façade grant there has been turned back. No money was paid out, so none needs to be returned. The money simply becomes available to other developers. Two other applications will be considered by the Façade Review Committee next week. He said no formal action from the CRA is needed.
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) and is seeking \$48,150 in tax-increment financing. 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. The CRA is to consider passage of Resolution 236 and the supporting documents, including the Think Smart Redevelopment Contract.

A motion was made by Pirnie and seconded by Dutoit to approve Resolution 236 and supporting documents. Upon roll call vote, all present voted aye. Motion carried.

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) and is seeking \$263,000 in tax-increment financing. 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. The CRA is to consider passage of Resolution 237 and the supporting documents, including the Peaceful Root Redevelopment Contract.

A motion was made by Dutoit and seconded by Wilson to approve Resolution 237 and supporting documents. Upon roll call vote, all present voted aye. Motion carried.

9. CHAAP BLIGHT STUDY

Nabity reported that the Grand Island Grow Foundation, which is overseen by the Grand Island Economic Development Corp., appears to be moving forward with a blight and substandard study on the balance of the 20-square mile former Cornhusker Army Ammunition Plant site west of Grand Island that isn't under study already. The foundation is not seeking a funding partnership on the study, Nabity said. The CRA may want to consider recouping some of the foundation's study expense from future TIF applicants at the former defense site, if applications are submitted, he said. Wilson said this study and the former ordnance plant land has "huge potential." A few key projects need to be landed to serve as a catalyst for additional development, he said. Nabity said there are two projects currently underway. Pat O'Neill of O'Neill Wood Resources will likely be seeking tax-increment financing for a construction and demolition landfill there if he first obtains a siting permit from the Nebraska Department of Environmental Quality. Hornady Manufacturing is already working on an expansion project there too, Nabity said, but will not be seeking tax-increment financing because the project needs to move faster than what can be accomplished using TIF.

10. SET RETREAT DATE AND TOPICS. Nabity said an electronic poll will be sent out to CRA members to select preferred meeting times in May or June for a four-hour retreat.

11. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.
No resolutions.

12. DIRECTORS REPORT.

Nabity reported that CRA work was honored at the Nebraska Planning and Zoning Association Conference in Kearney last week. The City of Grand Island and Downtown Improvement Board received the "Implementation" award for implementing the 2013 Downtown Grand Island Redevelopment Plan. That included the Railside branding, upper-story housing, façade grants, infrastructure updates with water lines, sewer improvements and historic lighting – much of which the CRA helped fund. The city also received awards for the tax-increment

financing workshop and the tax-increment financing educational game. Nability also provided a legislative update. Many of the bills introduced by Sen. Groene of North Platte that would change current TIF regulations appear to not have support to get out of committee. There is a constitutional amendment that could extend tax-increment financing to 20 years from the current 15 for “extremely blighted” areas. If Nebraska voters would approve that constitutional amendment, the legislature would then need to define “extremely blighted.”

11. ADJOURNMENT. Gdowski adjourned the meeting at 4:32 p.m.

The next meeting is scheduled for April 12, 2017.

Respectfully submitted
Chad Nability
Director