



Community Redevelopment Authority (CRA)

Wednesday, May 17, 2017
Regular Meeting

Item A1

Agenda 5-17-17

Staff Contact: Chad Nabity



AGENDA
Wednesday May 17, 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 April 12, 2017 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Life Safety Request – Hedde Building
7. TIF Request - Hedde Building
 - a. Consideration of Resolution 238 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 201-205 W. Third, Hedde Building LLC.
 - b. Consideration of Resolution 239 of Intent to Enter into a Site Specific Redevelopment Contract & Approval of related actions 30-day notice to Grand Island City Council for 201-205 W. Third St., Hedde Building LLC.
8. Topics for July 12 retreat.

9. Approve Resolution to Purchase/Sell Real Estate.
 - a. None.
10. Director's Report.
11. Adjournment.

Next Meeting 4 p.m. June 14, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. May 17, 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 April 12, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of April 1, 2017 through April 31, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$14,080.77 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. LIFE SAFETY – HEDDE BUILDING. The Hedde Building LLC is requesting an updated Life Safety grant for \$240,000. The project at 201-205 W. Third proposes to create 16 upper-story one-bedroom apartments. The CRA may grant up to \$15,000 per new upper-story one-bedroom units and \$20,000 per new upper-story two-bedroom units. On Aug. 31, 2016, the CRA authorized \$200,000 of Life Safety grant funds for eight one-bedroom apartments and four two-bedroom apartments. A MOTION is in order.
7. TAX-INCREMENT FINANCING REQUEST – HEDDE BUILDING. The Hedde Building LLC is requesting \$420,000 of tax-increment financing assistance for the commercial and residential development of the three-story brick and wood-framed building at 201-205 W. Third St. A MOTION is in order.
8. RETREAT TOPICS. Suggested topics for the July 12 retreat include a review of the existing redevelopment areas, consideration of new redevelopment areas, defining a priority focus, evaluating facade criteria and the number of times the same property can receive grants, pinpointing catalyst projects and giving proximity preference for grants in the same neighborhood.

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

None.

10. DIRECTOR'S REPORT.

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

11. ADJOURNMENT.

Chad Nabity
Director