



Community Redevelopment Authority (CRA)

Wednesday, June 14, 2017
Regular Meeting

Item A1

Agenda 6-14-17

Staff Contact: Chad Nabity



AGENDA
Wednesday June 14, 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 May 17, 2017 meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Recommendation from Regional Planning on Hedde Building to forward plan to Grand Island City Council.
7. TIF Request – Weinrich Development
 - a. Consideration of Resolution 240 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 523 E. Division/206 S. Plum.
 - b. Consideration of Resolution 241 of Intent to Enter into a Site Specific Redevelopment Contract & Approval of related actions 30-day notice to Grand Island City Council for 523 E. Division/206 S. Plum.
8. July 12 retreat discussion.

9. Approve Resolution to Purchase/Sell Real Estate.
 - a. None

10. Director's Report.

11. Adjournment.

Next Meeting- Retreat at 2 p.m. July 12, 2017, Dinsdale's.

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. June 14, 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 May 17, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of May 1, 2017 through May 31, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$354,519.67 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. TAX-INCREMENT FINANCING REQUEST – WEINRICH DEVELOPMENTS INC. Weinrich Developments Inc. is requesting \$52,768 of tax-increment financing assistance for the residential development of a two-story four-plex at 523 E. Division/206 S. Plum. A MOTION is in order for Resolution 240 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission; and a MOTION is in order for Resolution 241 of Intent to Enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to the Grand Island City Council for 523 E. Division/206 S. Plum.
7. HEDDE BUILDING RECOMMENDATION – The Regional Planning Commission met June 7 and reviewed the redevelopment proposal for commercial and residential space at the Hedde Building, 203-205 W. Third Street in downtown Grand Island. The commission has forwarded Resolution 2017-09 finding that the redevelopment is in compliance with the Comprehensive Plan for the City of Grand Island and recommends approval of said plan. A MOTION is in order.
8. RETREAT TOPICS. Suggested topics for the July 12 retreat from 2 to 5 p.m. 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