



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item A1

Agenda 10-18-17

Staff Contact: Chad Nabity



AGENDA
Wednesday, October 18, 2017
4 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 September 20, 2017, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Regional Planning Commission recommendation of Husker Harvest Days redevelopment project and consideration of Resolution 250 to forward a Redevelopment Plan Amendment to the Grand Island City Council.
7. Regional Planning Commission recommendation of O'Neill Wood Resources redevelopment project and consideration of Resolution 251 to forward a Redevelopment Plan Amendment to the Grand Island City Council.
8. Regional Planning Commission recommendation of Mendez Enterprises redevelopment project and consideration of Resolution 252 to forward a Redevelopment Plan Amendment to the Grand Island City Council.

9. Redevelopment Plan Amendment for Urban Island - Kinkaider.
 - a. Consideration of Resolution 253 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Urban Island – Kinkaider.
 - b. Consideration of Resolution 254 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Urban Island - Kinkaider.
10. Fire and Life Safety Request for Urban Island – Kinkaider.
11. Façade Committee Recommendations and Action on Recommendations
 - a. Urban Island-Kinkaider.
 - b. Hedde Building.
 - c. Fonner Court.
12. Approve Resolution to Purchase/Sell Real Estate (none)
13. Director’s Report.
14. Adjournment.

Next Meeting 4 p.m. November 15, 2017
(this is a change of date)

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, October 18, 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 August 10, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of September 1 through 30, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$232,282.15 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT – HUSKER HARVEST DAYS. The Regional Planning Commission approved Resolution 2018-01 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for Husker Harvest Days by owner Farm Progress Companies, Inc. is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan at a formerly used defense site calls for \$7 million in upgrades to the electrical distribution, drainage and paving to the show site. A proposed \$2 million of public funds from Grand Island’s food and beverage occupation tax would aid in the redevelopment. A MOTION to approve Resolution 250 (to forward to city council) is in order.
7. REDEVELOPMENT PLAN AMENDMENT – O’NEILL WOOD RESOURCES. The Regional Planning Commission approved Resolution 2018-02 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for O’Neill Wood Resources is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan at a formerly used defense site calls for 58 acres at 7100 W. Old Potash Highway to be redeveloped. The request is for \$209,000 in tax-increment financing to assist with site acquisition, grading, site preparation, utility extensions and private roads for development of a construction and demolition landfill and associated buildings. A MOTION to approve Resolution 251 (to forward to city council) is in order.

8. REDEVELOPMENT PLAN AMENDMENT – MENDEZ ENTERPRISES. The Regional Planning Commission approved Resolution 2018-03 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for Mendez Enterprises is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 6 calls for a Site Specific Redevelopment Plan in an area along Old Lincoln Highway between Carey and Waldo avenues. The request from Mendez Enterprises is for \$886,965 in tax-increment financing to assist with the redevelopment of commercial lots. A MOTION to approve Resolution 252 (to forward to city council) is in order.
9. REDEVELOPMENT PLAN AMENDMENT – URBAN ISLAND LLC – KINKAIDER. Concerning an amendment to the redevelopment plan for CRA Area No. 1 for a Site Specific Redevelopment Plan at 320-322 N. Pine. The request from Urban Island LLC for Kinkaider Brewing Company calls for redevelopment of the kitchen/party room into mixed use for six apartments and two retail tenant spaces. The plan requests \$164,181 in tax increment financing for \$115,000 of direct aid to the project. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 253 (forward to Regional Planning Commission) and Resolution 254 (30-day intent notice to city council) is in order.
10. FIRE AND LIFE SAFETY GRANT REQUEST – URBAN ISLAND LLC - KINKAIDER.
Urban Island LLC is proposing to redevelop 320-322 N. Pine to include three upper-story one-bedroom apartments and three upper-story two-plus bedroom apartments. The Life Safety grant allows up to \$15,000 per one-bedroom unit on an upper story and up to \$20,000 per two-plus bedroom unit. The maximum grant allowed on this request would be \$105,000 (\$45,000 for the one-bedroom and \$60,000 for the two-bedrooms.) A MOTION is in order.
11. FAÇADE GRANT REQUESTS. The CRA Façade Grant Review Commission met on October 10 with architect Brad Kissler. The committee forwarded the following recommendations for funding: Urban Island-Kinkaider, \$100,000 for fiscal year 2017-18 and \$68,677 for fiscal year 2018-19 for 320-322 N. Pine; Staab Management, \$106,500 for fiscal year 2017-18 for Fonner Court at 1512-1608 S. Locust; and Hedde Building, \$100,000 for fiscal year 2017-18 and \$100,000 each for fiscal year 2018-19 and 2019-20 for 201-205 W. Third St. A MOTION is in order.
12. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.
None.
13. DIRECTOR’S REPORT.
This is an opportunity for the director to communicate on going actions and activities to the board and public.

14. ADJOURNMENT.

Chad Nabity
Director