



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2017
Regular Meeting

Item A1

Agenda 12-13-17

Staff Contact: Chad Nabity



AGENDA
Wednesday, December 13, 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 November 8, 2017, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract – Husker Harvest Days and consideration of Resolution 263.
7. Redevelopment Contract – Urban Island LLC (Kinkaider) and consideration of Resolution 261.
8. Regional Planning Commission recommendation of Take Flight redevelopment project and consideration of Resolution 262 to forward a Redevelopment Plan Amendment to the Grand Island City Council.
9. Redevelopment Contract – Mendez Enterprises and consideration of Resolution 257.
10. Façade Application – Mendez Enterprises.

10. Executive Session followed by possible action regarding the sale of real estate – 604 - 612 W. Third.
11. Director's Report – Redevelopment of City-Owned Properties and Impact on Redevelopment Projects.
12. Adjournment.

Next Meeting 4 p.m. January 10, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, December 13, 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 November 8, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of November 1 through November 30, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$176,949.63 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT – HUSKER HARVEST DAYS. The Grand Island City Council approved Resolution 2017-331 on November 14, 2017 authorizing issuance of a contract to Farm Progress Limited regarding \$2 million of public funding for redevelopment at the Husker Harvest Days show site in CRA Area No. 25. A MOTION to approve the Redevelopment Contract and Resolution 263 is in order.
7. REDEVELOPMENT CONTRACT – URBAN ISLAND LLC (KINKAIDER). The Grand Island City Council approved Resolution 2017-338 on November 28, 2017 authorizing issuance of a contract to Urban Island LLC for up to \$164,181 in tax-increment financing to assist with architectural, engineering and redevelopment costs of a downtown building into commercial and residential space at 320 – 322 N. Pine Street in Grand Island’s CRA Area No. 1. A MOTION to approve the Redevelopment Contract and Resolution 261 is in order.
8. RECOMMENDATION ON – TAKE FLIGHT LLC. The Regional Planning Commission approved Resolution 2018-05 at its Dec. 6, 2017 meeting. The commission found that the Redevelopment Plan for Take Flight LLC is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 1 for a Site Specific Redevelopment Plan calls for the commercial and residential redevelopment of 209 W. Third. A MOTION to approve Resolution

262 to forward the Redevelopment Plan Amendment to the Grand Island City Council is in order.

9. 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 original request from Mendez Enterprises was for \$886,965 in tax-increment financing to assist with the redevelopment of all commercial lots. At the request of the CRA, a phased approach was prepared. This proposal is for \$204,945 in tax-increment financing for Phase 1 for four commercial buildings. A MOTION to approve Resolution 257 is in order.
10. FAÇADE APPLICATION – MENDEZ ENTERPRISES. The applicant submitted a façade request of \$1 million on May 3, 2017. The request was amended to \$300,000 on October 4, 2017. The request was amended to \$589,659 on October 10, 2017. The most recent amended request for \$300,000 was received November 15, 2017. Discussion and possible action is in order.
11. EXECUTIVE SESSION - PURCHASE/SELL REAL ESTATE. A proposal has been received regarding the former Ron's Transmission property at 604-612 W. Third. This is a closed session as allowed under state law to discuss the proposal.
12. DIRECTOR'S REPORT.
This is an opportunity for the director to communicate on going actions and activities to the board and public.
12. ADJOURNMENT.

Chad Nabity
Director