



City of Grand Island

Tuesday, June 13, 2017

Council Session

Item I-1

#2017-174 - Consideration of Approving Resolution of Intent to Authorize Staff to Continue Work with Farm Progress Regarding Husker Harvest Days Show Site

Staff Contact: Marlan Ferguson

Council Agenda Memo

From: Jerry Janulewicz, City Attorney

Meeting: June 13, 2017

Subject: Husker Harvest Days

Presenter(s): Marlan Ferguson, City Administrator

Background

Farm Progress produces the annual Husker Harvest Days show on property that was a part of the Cornhusker Army Ammunition Plant (“CAAP”), a facility formerly owned by the United States under the jurisdiction of the Secretary of Defense. Farm Progress has determined the show site is in need of substantial infrastructure improvements to improve the safety of attendees, exhibitors and their properties and to enhance the event’s national and international stature as the premier irrigated farm show. The site improvements, estimated to cost, approximately \$9,000,000 would consist of upgrades to access road, drainage, utilities, and other general improvements. Farm Progress is seeking the City’s participation in the project through a forgivable loan not to exceed \$2,000,000 from the Community Redevelopment Authority, utilizing funds provided by the City to the CRA.

A study is in progress to determine whether the CAAP site may be declared a blighted and substandard area as such terms are defined by Nebraska Revised Statutes Sections 18-2103(10) and (11). If determined by council to be blighted and substandard, a redevelopment plan and redevelopment contract for improvements at the Husker Harvest Days show site could be submitted to council for its review, consideration and action.

Discussion

City administration and staff are seeking input and direction from the City Council whether staff is to continue to work with Farm Progress on a proposed redevelopment plan and redevelopment contract for infrastructure improvements at the Husker Harvest Days show site. Any redevelopment plan and redevelopment contract for the Husker Harvest Days site would be subject to further review, consideration, and action by the City Council, and will not be binding upon the City unless approved by the City Council.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand.
The Council may:

1. Adopt the Resolution.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council adopt the Resolution.

Sample Motion

Move to approve the resolution.

RESOLUTION 2017-174

WHEREAS, Farm Progress produces the annual Husker Harvest Days show at the site of the former Cornhusker Army Ammunition Plant (“CAAP”), a site that was formerly owned by the United States and under the jurisdiction of the United States Secretary of Defense; and

WHEREAS, a study is in progress to determine whether the CAAP site may be declared a blighted and substandard area as such terms are defined by Nebraska Revised Statutes Section 18-2103(10) and (11); and

WHEREAS, the Husker Harvest Days show site is in need of substantial infrastructure improvements designed to improve the safety of attendees, exhibitors and their properties, to enhance the event’s national and international stature as the premier irrigated farm show, and to promote future investment at CAAP thereby arresting or retarding blighted and substandard conditions at CAAP; and

WHEREAS, necessary site improvements costing approximately \$9,000,000 are needed at the Husker Harvest Days site of which Farm Progress is seeking the City’s project participation through a forgivable loan not to exceed \$2,000,000 from the Community Redevelopment Authority, utilizing funds provided by the City; and

WHEREAS, representatives of Farm Progress engaged City staff in initial discussions regarding a possible redevelopment plan and redevelopment contract for the Husker Harvest Days show site.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, City staff should be and are hereby authorized and directed to continue to work with Farm Progress on a proposed redevelopment plan and redevelopment contract for infrastructure improvements at the Husker Harvest Days show site. Any redevelopment plan and redevelopment contract for the Husker Harvest Days site shall be subject to further review, consideration, and action by the City Council, and shall not be binding upon unless presented to and approved by the City Council.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 13, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
June 9, 2017	▣ City Attorney