



Community Redevelopment Authority (CRA)

Wednesday, September 20, 2017
Regular Meeting

Item A1

Community Redevelopment Authority Agenda 9-20-17

Staff Contact: Chad Nabity



AGENDA
Wednesday, September 20, 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 August 10, 2017, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. TIF Contract Approval - Prataria Ventures.
 - a. Consideration of Resolution 243 –Redevelopment Plan contract for Prataria Ventures, LLC.
7. Redevelopment Plan Amendment Husker Harvest Days.
 - a. Consideration of Resolution 244 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Husker Harvest Days.
 - b. Consideration of Resolution 245 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Husker Harvest Days.

8. Redevelopment Plan Amendment O'Neill Wood Resources.
 - a. Consideration of Resolution 246 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for O'Neill Wood Resources.
 - b. Consideration of Resolution 247 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for O'Neill Wood Resources.
9. Redevelopment Plan Amendment Mendez Enterprises.
 - a. Consideration of Resolution 248 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Mendez Enterprises.
 - b. Consideration of Resolution 249 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Mendez Enterprises.
10. Demolition Grant – Habitat for Humanity
11. Approve Resolution to Purchase/Sell Real Estate – (possible closed session)
 - a. Purchase offer on 408 E. Second St.
12. Director's Report.
13. Recess to tour of Temple Loft Apartments-210 N. Walnut/Adjournment.

Next Meeting 4 p.m. October 18, 2017
(this is a change in date)

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. September 20, 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 August 1 through 31, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$658,945.89 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT - PRATARIA VENTURES LLC. Prataria Ventures LLC has requested \$15.8 million of tax-increment financing assistance for a three-phase development, which includes a hospital, medical office building and hotel. The CRA passed Resolution 221 on July 27, 2016 notifying the city council of its intent to enter into a redevelopment contract. The Regional Planning Commission met on August 10, 2016 and passed Resolution 2016-07 finding that this plan amendment is consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2016-207 at its meeting on August 23, 2016. A MOTION to approve the redevelopment contract and Resolution 243 is in order.
7. REDEVELOPMENT PLAN AMENDMENT – HUSKER HARVEST DAYS. Concerning an amending to the redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan at a formerly used defense site for Husker Harvest Days by Farm Progress Companies Inc. They have plans to make \$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. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council for give 30-day notice of a potential development contract. A MOTION to approve Resolution 244 (forward to Regional Planning Commission) and Resolution 245 (30-day intent notice to city council) is in order.

8. REDEVELOPMENT PLAN AMENDMENT – O’NEILL WOOD RESOURCES.
Concerning an amending to the redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan at a formerly used defense site for 58 acres at 7100 W. Old Potash Highway by O’Neill Wood Resources. 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. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council for give 30-day notice of a potential development contract. A MOTION to approve Resolution 246 (forward to Regional Planning Commission) and Resolution 247 (30-day intent notice to city council) is in order.

9. REDEVELOPMENT PLAN AMENDMENT – MENDEZ ENTERPRISES.
Concerning an amending to the redevelopment plan for CRA Area No. 6 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. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council for give 30-day notice of a potential development contract. A MOTION to approve Resolution 248 (forward to Regional Planning Commission) and Resolution 249 (30-day intent notice to city council) is in order.

10. DEMOLITION GRANT REQUEST – HABITAT FOR HUMANITY.
Habitat for Humanity has an opportunity to purchase a deteriorated structure at 1812 W. 11th. In the event the purchase is made, Habitat is requesting a grant of up to \$14,000 to demolish a house and small sheds to prepare the lot for new construction. A MOTION is in order.

11. RESOLUTION TO PURCHASE/SELL REAL ESTATE. Consideration of offer(s) to sell 408 E. Second Street. The CRA bought the property in 2005 for \$6,000 after a fire damaged the home there. A proposed offer may be reviewed in closed session, followed by action in open session.

12. DIRECTOR’S REPORT.
This is an opportunity for the director to communicate on going actions and activities to the board and public.

13. ADJOURNMENT.

Chad Nabity
Director