



Community Redevelopment Authority (CRA)

**Wednesday, November 8, 2017
Regular Meeting**

Item A1

Agenda 11-8-17

Staff Contact: Chad Nabity



AGENDA
Wednesday, November 8, 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 October 18, 2017, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Interlocal agreement with City of Grand Island regarding Husker Harvest Days redevelopment plan funding and consideration of Resolution 255.
7. Redevelopment contract – O'Neill Wood Resources and consideration of Resolution 256.
8. Redevelopment contract – Mendez Enterprises and consideration of Resolution 257.
9. Façade Application – Mendez Enterprises.
10. Regional Planning Commission recommendation of Urban Island/Kinkaider redevelopment project and consideration of Resolution 258 to forward a Redevelopment Plan Amendment to the Grand Island City Council.

11. Redevelopment Plan Amendment for Take Flight – Julie Morris

a. Consideration of Resolution 259- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Take Flight – Julie Morris

b. Consideration of Resolution 260 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Take Flight – Julie Morris.

12. Fire and Life Safety Request for Take Flight – Julie Morris.

12. Approve Resolution to Purchase/Sell Real Estate (none)

13. Director's Report.
-2018 Meeting Schedule.

14. Adjournment.

Next Meeting 4 p.m. December 13, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, November 8, 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 October 18, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of October 1 through 31, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$236,761.25 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. INTERLOCAL AGREEMENT – HUSKER HARVEST DAYS. This is an agreement for the CRA and the City of Grand Island to enter into an agreement for the receipt and expenditure of \$2 million of public funds over the course of 10 years for improvements to the Husker Harvest Days show site. A MOTION to approve Resolution 255 is in order.
7. REDEVELOPMENT CONTRACT – O’NEILL WOOD RESOURCES.
The Grand Island City Council approved Resolution 2017-305 on Oct. 24, 2017 authorizing issuance of a contract to O’Neill Wood Resources for up to \$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 on 58 acres at 7100 W. Old Potash Highway at a formerly used defense site in CRA Area No. 20 in Hall County, Nebraska. A MOTION to approve Resolution 256 is in order.
8. REDEVELOPMENT PLAN CONTRACT – MENDEZ ENTERPRISES. The Grand Island City Council approved Resolution 2017-304 on Oct. 24, 2017 authorizing issuance of a contract to Mendez Enterprises for up to \$886,965 in tax-increment financing to assist with the acquisition of property, demolition and renovation of existing structures, necessary site work and installation of public utilities and street improvements to redevelop the site in CRA Area No. 6 located along Old Lincoln Highway between Carey and Waldo avenues. A MOTION to approve Resolution 257 is in order.

9. 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 façade review committee made no formal recommendation on the application as it was awaiting additional information. Members of the committee included Gdowski and Pirnie. Discussion and possible action is in order.
10. RECOMMENDATION ON – URBAN ISLAND LLC – KINKAIDER. The Regional Planning Commission approved Resolution 2018-04 at its meeting November 1. The commission found that the Redevelopment Plan for Urban Island 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 at 320-322 N. Pine 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 Grand Island City Council. A MOTION to approve Resolution 258 is in order.
11. REDEVELOPMENT LAN AMENDMENT – TAKE FLIGHT INVESTMENTS LLC – 209 W. THIRD. Concerning an amendment to the redevelopment plan for CRA Area No. 1 for a Site Specific Redevelopment Plan at 209 W. Third. The request from Take Flight LLC calls for redevelopment of the three-story downtown building into retail and apartment space. The plan requests \$99,200 in tax increment financing. 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 259 (forward to Regional Planning Commission) and Resolution 260 (30-day intent notice to city council) is in order.
12. FIRE AND LIFE SAFETY GRANT REQUEST – TAKE FLIGHT INVESTMENTS LLC – 209 W. THIRD. Take Flight Investments LLC is proposing to redevelop 209 W. Third (the former Connie Swanson Photography studio) to include one, one-bedroom apartment on the second floor and one, two-plus bedroom apartment on the third floor. 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 \$35,000. A MOTION is in order.