



Community Redevelopment Authority (CRA)

Wednesday, November 8, 2017
Regular Meeting

Item B1

Minutes 10-18-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 18, 2017

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on October 18, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the October 11, 2017 Grand Island Independent.

1. CALL TO ORDER. Chairman Tom Gdowski called the meeting to order at 4:01 p.m. The following members were present: Gdowski, Glen Murray, Sue Pirnie and Krae Dutoit. CRA Member Glenn Wilson was absent. Also present were: Director Chad Nabity, Community Development Administrator Amber Alvidrez, Billy Clingman from the Grand Island Finance Department, City Administrator Marlan Ferguson and Council President Vaughn Minton.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the September 20, 2017 meeting was made by Dutoit and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried 4-0.
3. APPROVAL OF FINANCIAL REPORTS. Gdowski and Clingman reviewed the financials from September 1 to September 30. A motion for approval of the financial reports was made by Dutoit and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried 4-0.
4. APPROVAL OF BILLS. The bills were reviewed by Gdowski. A motion was made by Murray and seconded by Pirnie to approve the bills in the amount of \$232,282.15. Upon roll call vote, all present voted aye. Motion carried 4-0.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided an overview of the committed projects. He said the CRA-owned lot at the former Ron's Transmission lot on Third Street is currently being used as a staging area for construction for an upgraded water line.
6. REDEVELOPMENT PLAN – 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. Nabity said an interlocal agreement with the City of Grand Island is being prepared to detail the financing.

Murray made a motion to approve Resolution 250 to forward the redevelopment plan to city council. Pirnie seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

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. Nabity said Hall County has already approved the conditional use permit for the siting of the landfill.

Dutoit moved to approve Resolution 251 to forward the redevelopment plan to city council. Pirnie seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

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. Gdowski had asked to have a financial commitment letter from a bank prior to advancing a contract. Nabity said he received a soft commitment letter from a bank today that indicated it is working toward financing for Mendez.

Murray made a motion to approve Resolution 252 to forward the redevelopment plan to city council. Dutoit seconded. Upon roll call vote, Murray, Dutoit and Gdowski voted aye. Pirnie voted no. Motion carried 3-1.

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 Kinkaidier 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.

Dutoit moved to approve Resolution 253 to forward the plan amendment to the Regional Planning Commission and to approve Resolution 254 to give 30-day intent notice to city council. Pirnie seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

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 one-bedroom apartments and three 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.) Nabity suggested that the \$15,000 for one of the one-bedroom apartments be taken from the “Other grants” line item as the apartment is a main-floor apartment and not eligible for the upper-story apartment grants. The apartment is on main floor to be ADA-accessible. Nabity said the remaining \$90,000 would come from the “Life Safety” line item.

Pirnie made a motion to approve the \$15,000 from other grants and \$90,000 from life safety. Dutoit seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

11. FAÇADE GRANT REQUESTS. The CRA Façade Grant Review Committee met on October 10 with architect Brad Kissler. The committee forwarded the following recommendations for funding: Urban Island-Kinkaidier, \$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. Nabity said there is \$350,000 in the budget for façade grants. Fulfilling these requests would allocate \$306,000 of that.

Murray made a motion to approve the \$168,677 for Kinkaidier. Dutoit seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

Dutoit made a motion to approve the \$300,000 for the Hedde Building. Murray seconded. Upon roll call vote, Dutoit, Murray and Gdowski voted aye. Pirnie abstained. Motion carried 3-0.

Pirnie made a motion to approve the \$106,500 for Fonner Court. Dutoit seconded. Upon roll call vote, all present voted aye. Motion carried 4-0.

12. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE. None.

13. DIRECTOR'S REPORT.

Nabity recapped efforts to detail the financing plans for the Husker Harvest Days improvements in the form of an interlocal agreement between the City of Grand Island and Farm Progress Companies. The final plan is expected to be before the city council Nov. 14 and will likely come back to the CRA for review in December.

14. ADJOURNMENT. Gdowski adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for 4 p.m., Wednesday, November 8, 2017.

Respectfully submitted
Chad Nabity
Director